

Directions

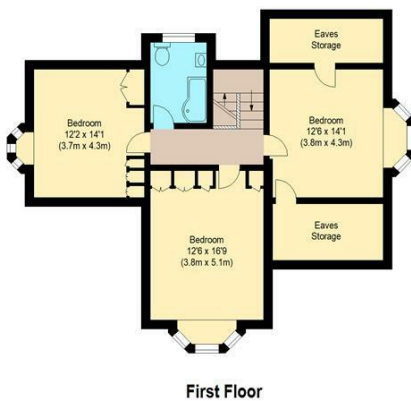
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

E

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	



First Floor

william rose

Gyllyngdune Gardens, IG

Approximate Gross internal Floor Area(Excluding Eaves Storage/ Garage) : 234.85 sq m/ 2528 sq ft
Approximate Gross Garage Area : 14.79 sq m/ 159 sq ft
Approximate Gross Eaves Storage Area : 12.73 sq m/ 137 sq ft

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Date: 10/1/2025



38 Gyllyngdune Gardens, Ilford, IG3 9HJ

Price Guide £1,100,000

- Six Bedrooms,
- Approx. 220ft rear garden,
- Two Bathrooms,
- Off-Street Parking,
- Located on the sought after Seven Kings Bungalow Estate,
- Detached,
- Three Reception Rooms,
- Integral Garage,
- Large Modern Fitted Kitchen/Diner + Separate Utility Room,
- Close to local amenities and transport links.

38 Gyllyngdune Gardens, Ilford IG3 9HJ

****Guide Price - £1,100,000 to £1,200,000****

A spacious, fully six bedroom detached bungalow, located on a quiet and highly sought-after road within the prestigious Seven Kings Bungalow Estate, Gyllyngdune Gardens. This superb bungalow presents a fantastic opportunity for those seeking a spacious family home in a tranquil yet well-connected location and with multiple spaces that would be perfect for a professional family who are working from home or running a business from home.



Council Tax Band: G



Property Information / Disclaimer

Guide Price - £1,100,000 to £1,200,000

The ground floor accommodation features a large entrance hallway, integral garage, three spacious bedrooms, convenient shower room, large open/plan kitchen diner, separate utility room, two spacious reception rooms (one overlooking the front of the property and the other is located at the rear of the property with patio doors opening onto the garden). The first floor benefits from a further three well-proportioned bedrooms and is complemented by a family bathroom. Further enhancing the appeal of this home is the presence of gas central heating with a MegaFlow system and double glazing throughout. Externally, ample off-street parking for multiple vehicles. To the rear, you'll find a remarkable garden split into to multiple areas measuring approximately 220ft in length, offering plenty of outdoor space for relaxation, entertaining, or potential development (subject to planning permission.)

Located in the desirable suburb of Ilford, Gyllyngdune Gardens is nestled within a peaceful residential street that offers a perfect balance of tranquillity and convenience. Ilford is a thriving area in the London Borough of Redbridge, making it an ideal location for those seeking easy access to central London while enjoying the benefits of suburban living. The property is situated just a short distance from the vibrant town centre of Ilford, where you'll find an array of shops, restaurants, and cafes. The Exchange Ilford shopping centre provides a variety of high street brands and amenities, while the nearby Ilford Broadway offers more local retail outlets and food options. For those who enjoy dining out or socialising, the surrounding area boasts a great selection of restaurants, pubs, and takeaways offering both local and international cuisine. Supermarkets and convenience stores are also easily accessible, making day-to-day living hassle-free. Commuters will benefit from the excellent transport links in the area. Ilford Station, just a short drive or bus ride away, offers regular Overground and National Rail services to key destinations, including London Liverpool Street (in under 20 minutes), making it ideal for professionals working in central London. Additionally, the area is well-served by local bus routes, connecting you to

other parts of Ilford and the surrounding areas. The proximity of the A12 also offers quick road access to the M25 and beyond, making it a convenient location for those who need to travel by car. The area is home to several highly regarded schools, making it an appealing location for families. There are excellent primary and secondary schools nearby, including Uphall Primary School, Newbury Park Primary School, and Ilford County High School. With several education options to choose from, families are well catered for in the area. Despite its proximity to the bustling town centre, Gyllyngdune Gardens is surrounded by green spaces, offering residents the perfect spot for outdoor activities. Nearby parks, such as Valentines Park and South Park, provide ample space for walking, jogging, or relaxing in beautiful surroundings. Valentines Park is particularly popular, with its picturesque lake, gardens, and recreational facilities, making it a great spot for family outings.

FREEHOLD

EPC Rating: E

Council Tax Band: G (London Borough of Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.