

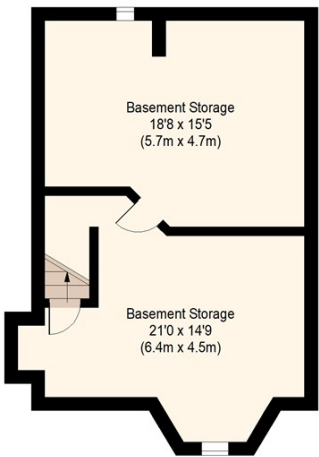
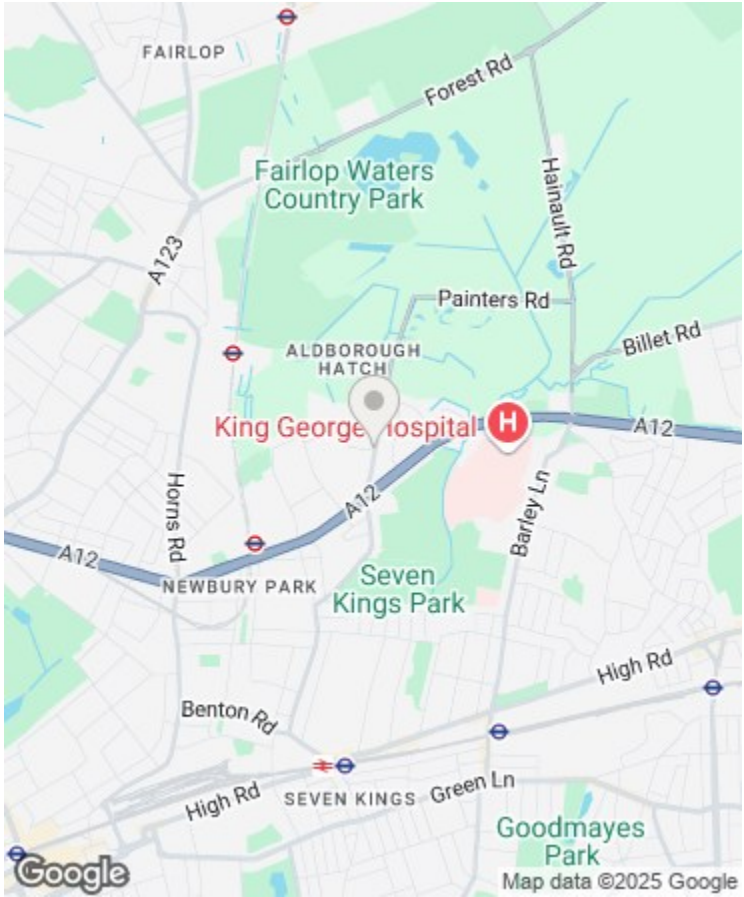
Directions

Viewings

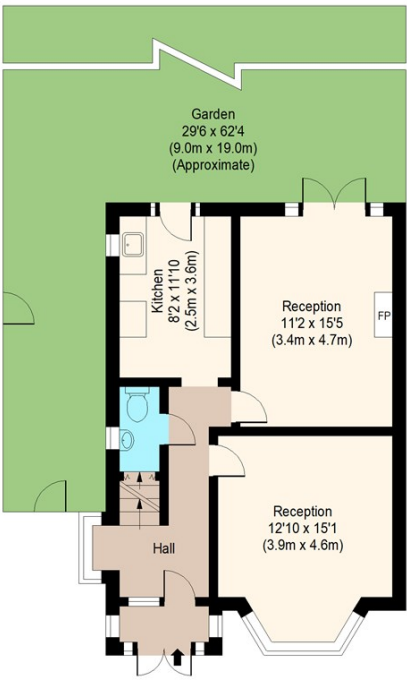
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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

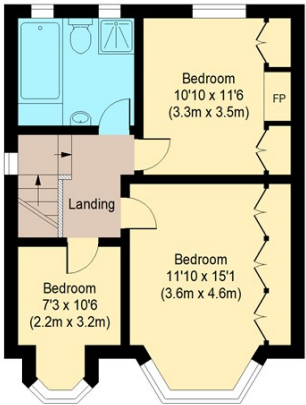


Lower Ground Floor



Ground Floor

william rose
Aldborough Road North, IG2



First Floor



475 Aldborough Road North, Newbury Park, Ilford, IG2 7SY

£2,500 PCM

- Three bedrooms
- Two receptions
- Close to popular schools
- Modern bathroom
- EPC rating D
- Semi-detached house
- Neutral decor
- Modern kitchen
- Off street parking
- Attractive rear garden

475 Aldborough Road North, Ilford IG2 7SY

This three bedroom semi-detached house has been recently refurbished by the current owner to a good standard throughout. Ideally located to local shops and schools, the property would make an ideal family home

 3

 1

 2



Council Tax Band: E



Located in the heart of Newbury Park, this beautifully refurbished three-bedroom family home offers stylish and modern living while being conveniently close to excellent schools, transport links, and local amenities. Finished to a good standard, the property boasts contemporary décor and quality carpets throughout, making it move-in ready.

Key Features:
Spacious porch leading to a welcoming entrance hall

Ground floor WC for added convenience

Two reception rooms – the first with a charming large bay window, the second with direct access to the rear garden

Modern fitted kitchen with tiled flooring, sleek black worktops, and a door to the garden

Cellar space, ideal for additional storage

Three well-proportioned bedrooms:

Bedroom one – featuring built-in wardrobes and a large bay window

Bedroom two – with built-in cupboards for ample storage

Bedroom three – perfect as a guest room, nursery, or home office

Stylish family bathroom with a newly fitted suite and a separate shower cubicle

Externally, the property benefits from off-street parking at the front, while the mature rear garden offers a peaceful retreat with side access for added convenience.

Prime Location & Excellent Schools
Situated in the well-connected Ilford IG2 area, this home is ideal for families looking for top-tier schooling and easy access to transport. Nearby schools include:

Aldborough Primary School (Outstanding - Ofsted) –

just a short walk away

Seven Kings School (Outstanding - Ofsted) – a highly sought-after secondary school

Oaks Park High School – offering excellent educational opportunities for older students

For commuters, Newbury Park Underground Station (Central Line) is within easy reach, providing direct access to Central London. Ilford Crossrail Station is also nearby, making travel across London seamless.

Local Amenities & Green Spaces
The property is moments from local shops, supermarkets, and restaurants, while Fairlop Waters Country Park and Valentines Park offer wonderful outdoor spaces for family outings and leisure activities. The Exchange Ilford shopping centre is also within a short drive, providing a range of retail and dining options.

This fantastic home ticks all the boxes for modern family living in a sought-after area. Contact us today to arrange a viewing!

Freehold

Council Tax- Redbridge band E
EPC- D
Freehold

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