

Kensington Drive, IG8

PAUL BERG
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Offers Over £550,000
Freehold

First Time to Market in Over 20 Years – A Fantastic Family Home on Hill Farm Estate!

Featuring a spacious 25ft reception room—perfect for open-plan living or entertaining—this home also offers a bright conservatory overlooking the generous rear garden. Upstairs you'll find two double bedrooms, a single bedroom, and a family bathroom, providing comfortable accommodation for a growing family.

This spacious three-bedroom property is bursting with potential and offers an exciting opportunity for first-time buyers or families to create their dream home. With scope to extend or convert the loft (STPP) and ready for modernisation, it's a rare find in such a desirable location.

Offered chain-free and on the market for the first time in over 20 years, the home also benefits from off-street parking and plenty of space for outdoor living or future development.

Located close to a variety of well-regarded primary and secondary schools, it's ideal for families seeking to secure a place within sought-after catchment areas. You'll also find local shops and excellent bus routes just a short stroll away, making everyday life wonderfully convenient.

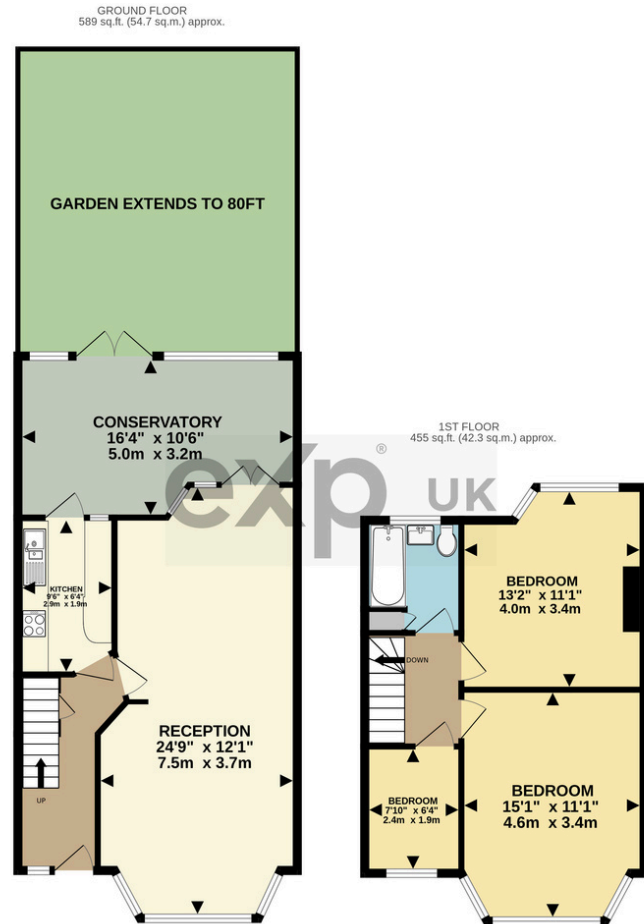
Homes like this don't come up often—enquire today to arrange your viewing and explore the potential!



Tel: 07951 529 224

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TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Council Tax: Band E
£2,676.26 per annum

Local Authority:
London Borough of Redbridge

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