



BOWDEN
BRADLEY



37 Wingate Road

, Ilford, IG1 2JB

Offers over £500,000



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We welcome this stunning terraced 4 bedroom property set in the heart of Ilford, presented in immaculate condition and is a great opportunity for families and couples looking for a new home.

The house boasts a large family reception room with large windows allowing for plenty of natural light to flow through into both the living room and dining room which are great for entertaining friends and family. The modern kitchen is equipped with all the necessary appliances for convenient cooking and meal preparation.

With four bedrooms, there is ample space for a growing family or for hosting guests. Each room can be customized to suit your needs and personal style with plenty of space for storage. The property also boasts a rear extension and loft conversion giving the home an additional 709 square feet of living space.

Located in a desirable area, this property offers easy access to public transport links with being walking distance from Ilford Lane which offers plenty of shopping facilities and also approx. 0.6 miles away from both Ilford & Barking station, with easy reach to the newly installed Elizabeth line making commuting a breeze. Families with school-aged children will appreciate the proximity to nearby schools such as Uphall Primary School, Loxford Primary and Woodlands Primary (OFSTED outstanding). Additionally, local amenities are just a stone's throw away such as Barking Park, providing convenience and adding to the overall appeal of the location.

Don't miss out on the chance to make this property your own. Contact us today to schedule a viewing and experience everything this property has to offer.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Externals

Hallway
17'11" x 6'6" (5.48 x 2.00)

Living Room
24'2" x 11'3" (7.39 x 3.43)

Dining Room

Kitchen
24'9" x 10'0" (7.55 x 3.05)

Bathroom
8'2" x 5'8" (2.51 x 1.75)

Conservatory
8'3" x 15'7" (2.54 x 4.75)

Hallway





Bedroom
6'3" x 6'9" (1.91 x 2.06)

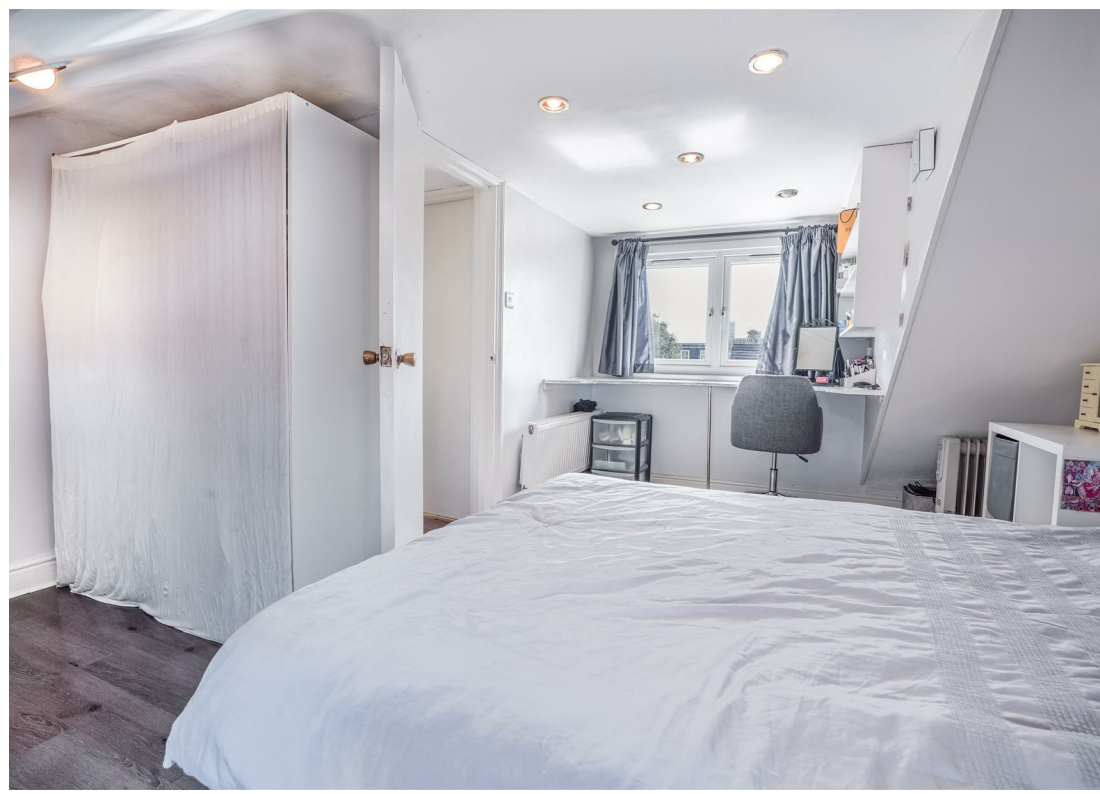
Bedroom
10'2" x 9'3" (3.12 x 2.82)

Bedroom
10'7" x 16'4" (3.25 x 4.98)

Bathroom
4'8" x 5'6" (1.44 x 1.68)

Bedroom
16'4" x 17'8" (4.98 x 5.39)

Garden



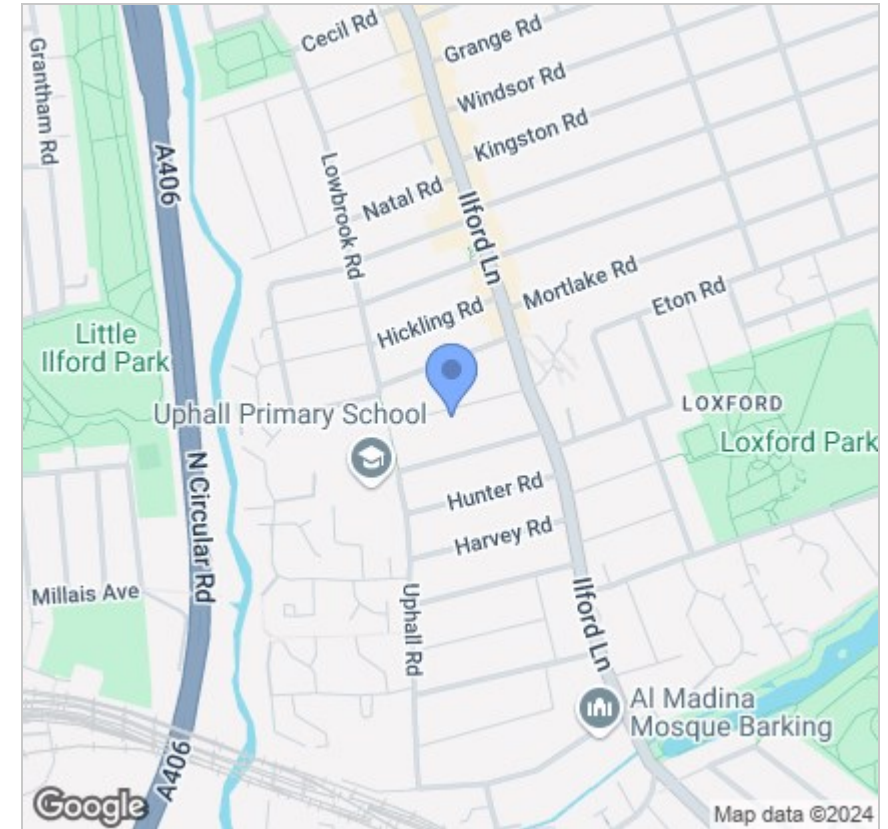
Floor Plan



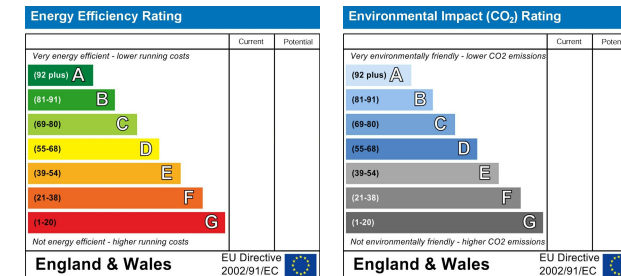
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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