



BOWDEN  
BRADLEY



115a Tomswood Hill  
, Fairlop, IG6 2HR

**Guide price £400,000**





## 115a Tomswood Hill

, Fairlop, IG6 2HR

Guide Price £400,000 - £425,000

Nestled in the desirable area of Tomswood Hill, Ilford, this charming two-bedroom end-of-terrace house is a splendid opportunity for first-time buyers seeking a well-presented home. The property boasts a welcoming reception room that provides a perfect space for relaxation and entertaining.

The two bedrooms are generously sized, offering ample room for comfortable living. The house features a modern bathroom and a convenient ground floor w/c, enhancing the practicality of the layout.

One of the standout features of this property is the attractive rear garden, which not only provides a lovely outdoor space but also includes a home office, ideal for those who work remotely or require a quiet area for study. Additionally, off-road parking is available, ensuring ease of access and convenience.

The location is particularly advantageous, with excellent transport links that make commuting a breeze. The vibrant Barkingside High Street is just a short distance away, offering a variety of shops, cafes, and amenities. For those who enjoy the outdoors, Claybury Park is nearby, providing a beautiful setting for leisurely walks and recreational activities.

This delightful home is perfect for anyone looking to settle in a friendly community with all the necessary conveniences at hand. Don't miss the chance to make this lovely property your own.

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.







Front  
Hallway  
Kitchen  
10'0" x 6'2" (3.05 x 1.88)

Toilet  
5'1" x 2'7" (1.55 x 0.81)

Living Room  
11'6" x 13'1" (3.51 x 4.01)

Bedroom  
12'0" x 13'2" (3.66 x 4.03)

Bedroom  
7'1" x 13'2" (2.18 x 4.03)

Bathroom  
5'6" x 7'6" (1.7 x 2.29)

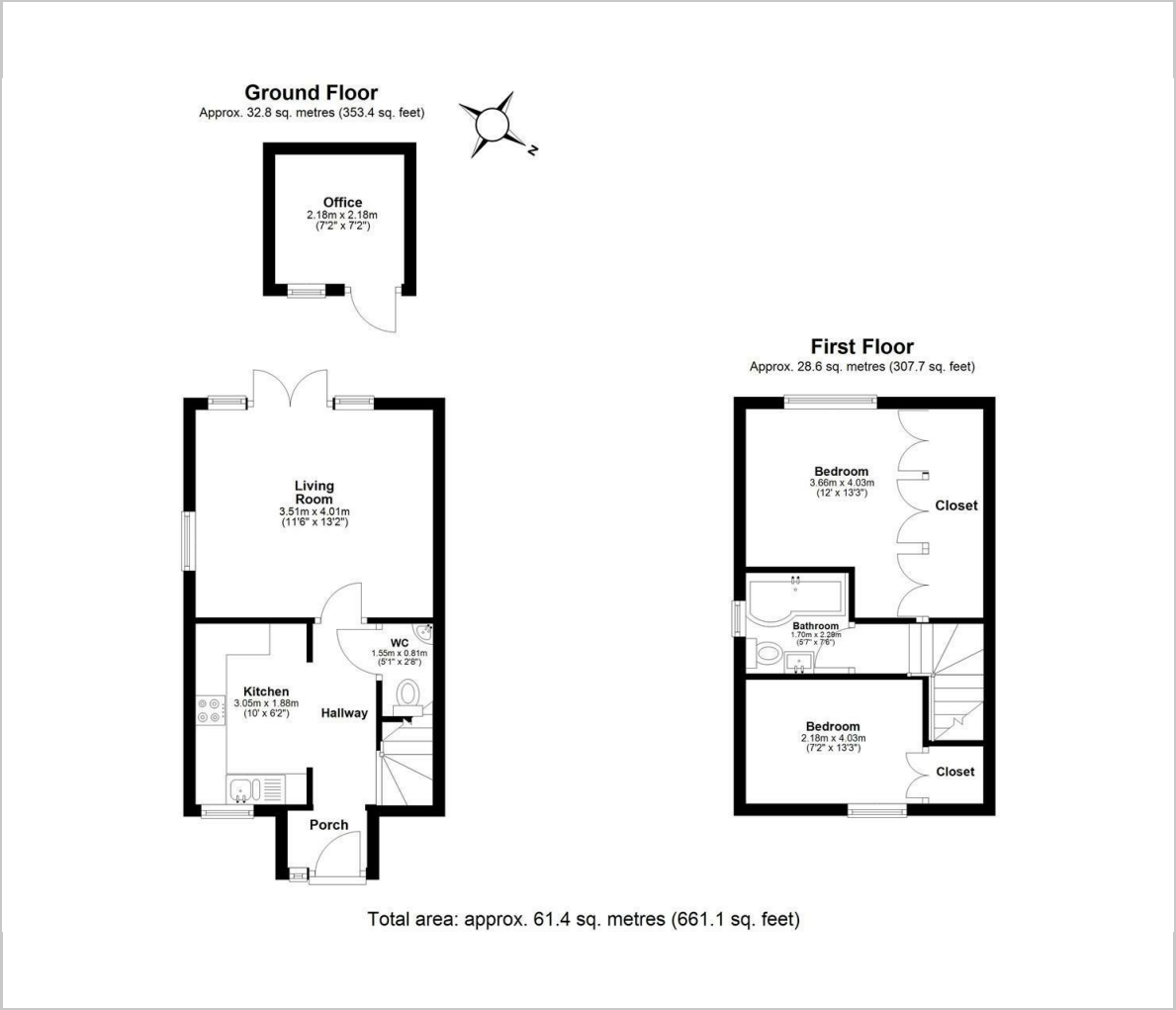
Office  
7'1" x 7'1" (2.18 x 2.18)

Garden





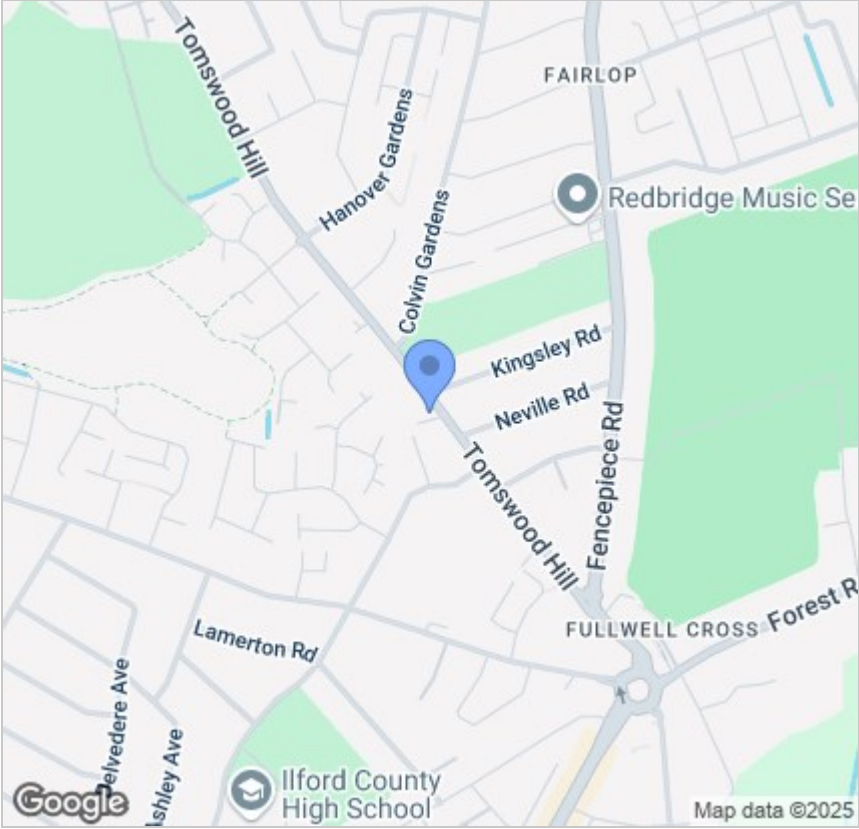
Floor Plan



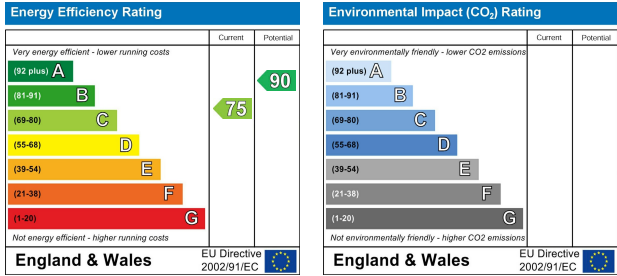
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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