



BOWDEN
BRADLEY



74 Francis Avenue

, Ilford, IG1 1TT

Guide price £495,000



74 Francis Avenue

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Guide Price £495,000 - £525,000

On Francis Avenue in Ilford, this charming mid-terrace house presents an excellent opportunity for families and investors alike. Boasting four well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it ideal for hosting gatherings or enjoying quiet evenings at home.

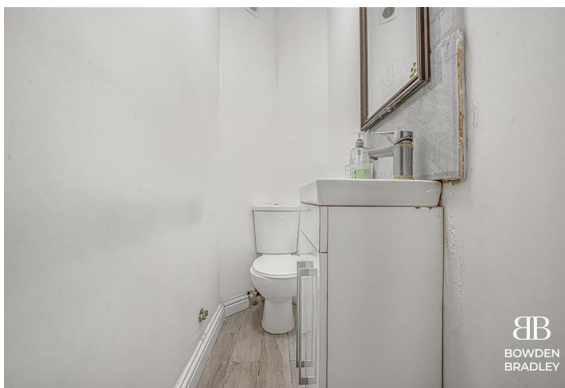
The house features a good-sized garden, perfect for outdoor activities, gardening, or simply unwinding in the fresh air. Its location is particularly advantageous, situated a short walking distance from Seven Kings Station Elizabeth Line, ensuring easy access to public transport and the wider London area. This proximity to transport links makes commuting a breeze, enhancing the appeal for those who work in the city.

Being chain-free, this property allows for a smooth and straightforward purchasing process, making it an attractive option for prospective buyers. The surrounding area is vibrant and well-connected, with local amenities and schools nearby, catering to the needs of families and individuals alike.

In summary, this four-bedroom mid-terrace house on Francis Avenue is a delightful find, combining space, convenience, and a lovely garden in a sought-after location. Whether you are looking to settle down or invest, this property is well worth considering.

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

Living Room
11'5" x 11'6" (3.5 x 3.53)

Dining Room
11'1" x 11'6" (3.38 x 3.53)

Kitchen
9'6" x 8'5" (2.92 x 2.59)

Lean-to
9'6" x 4'5" (2.92 x 1.37)

Landing

Bedroom
15'1" x 8'8" (4.61 x 2.66)

Bedroom
10'9" x 8'9" (3.28 x 2.67)

Bedroom
9'10" x 4'7" (3.02 x 1.42)

Bathroom
9'3" x 5'8" (2.82 x 1.73)

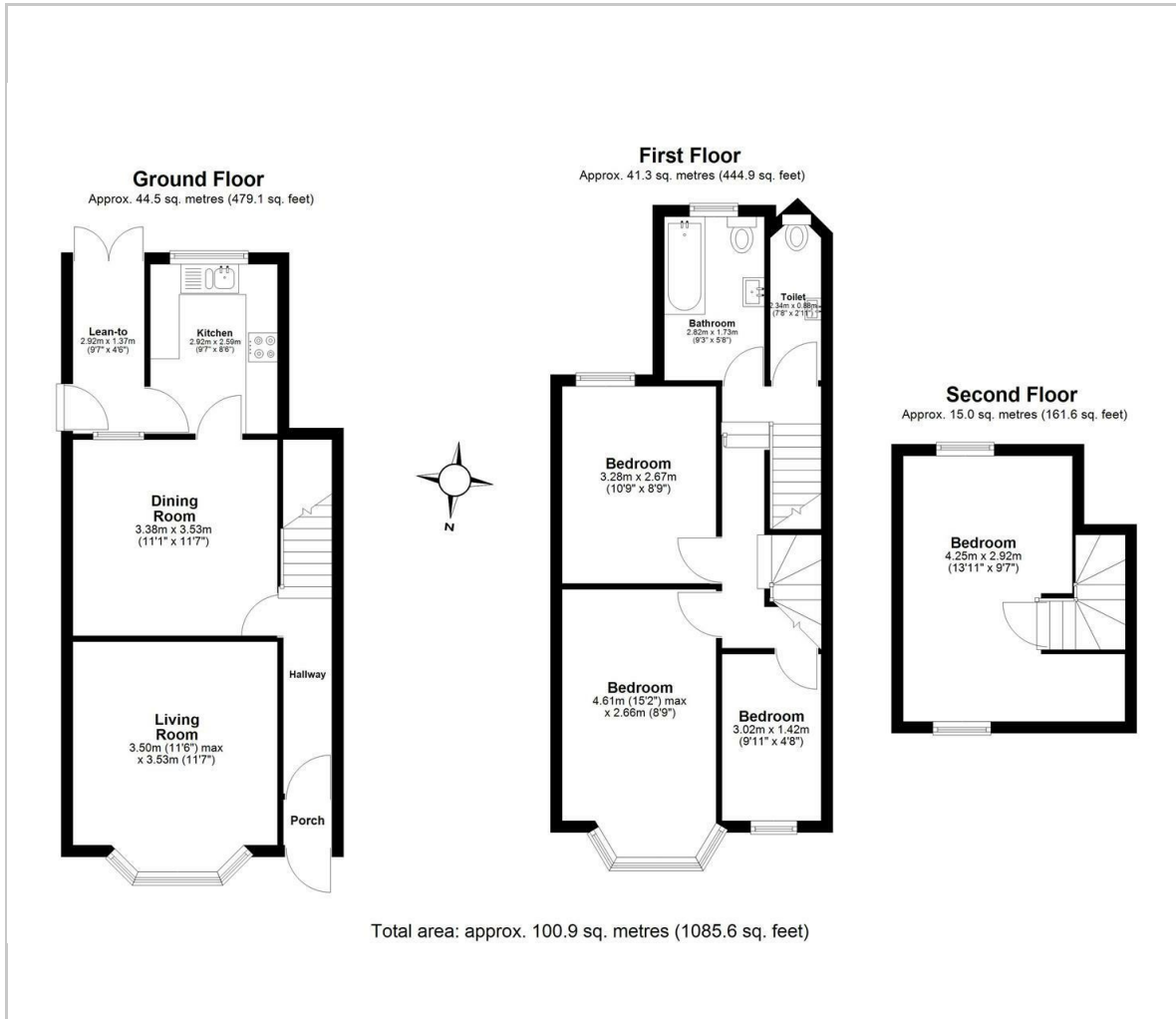
Toilet
7'8" x 2'10" (2.34 x 0.88)

Landing

Bedroom
13'11" x 9'6" (4.25 x 2.92)

Garden

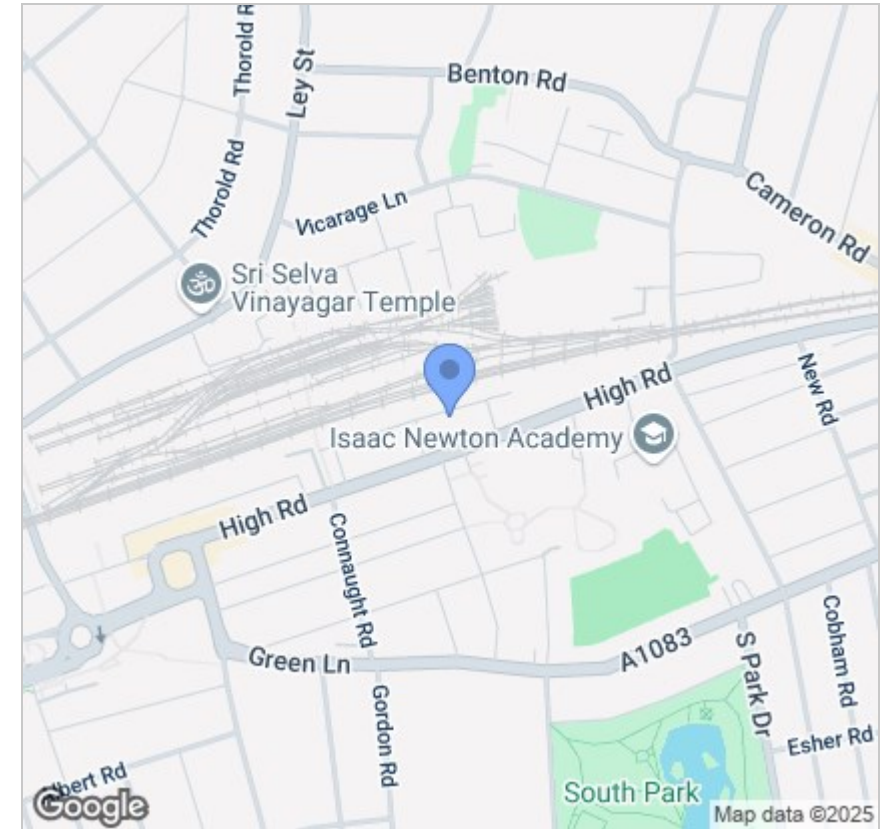
Floor Plan



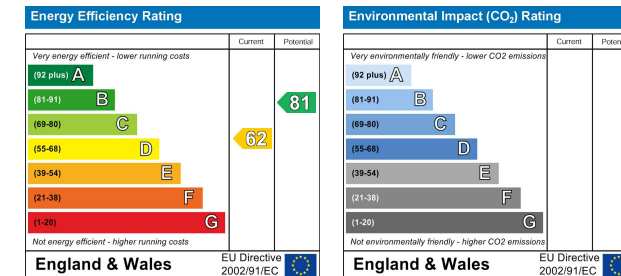
Viewing

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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