



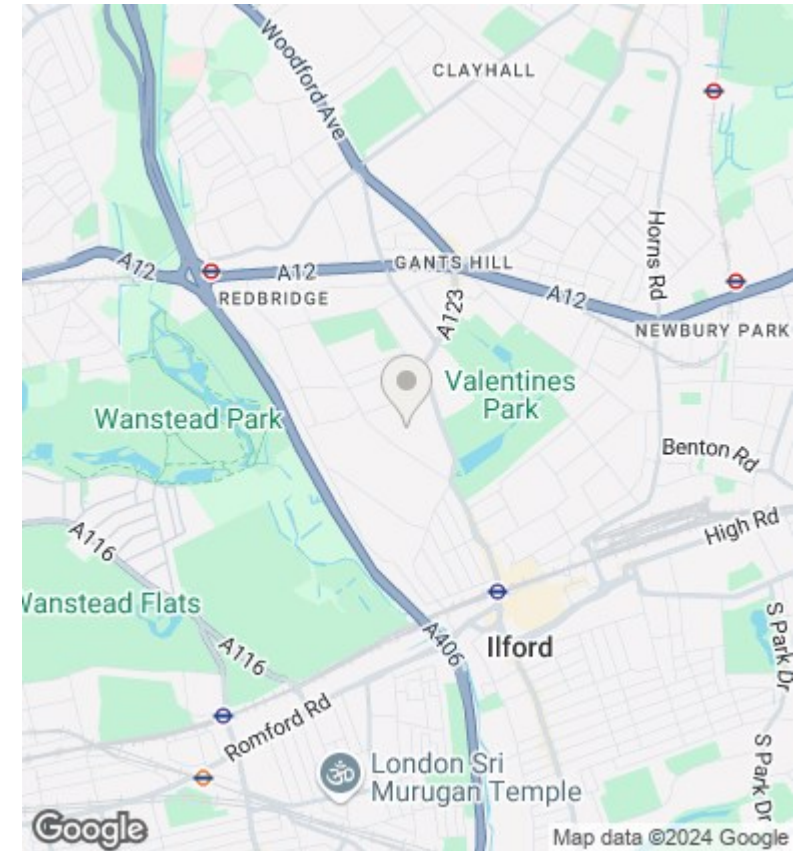
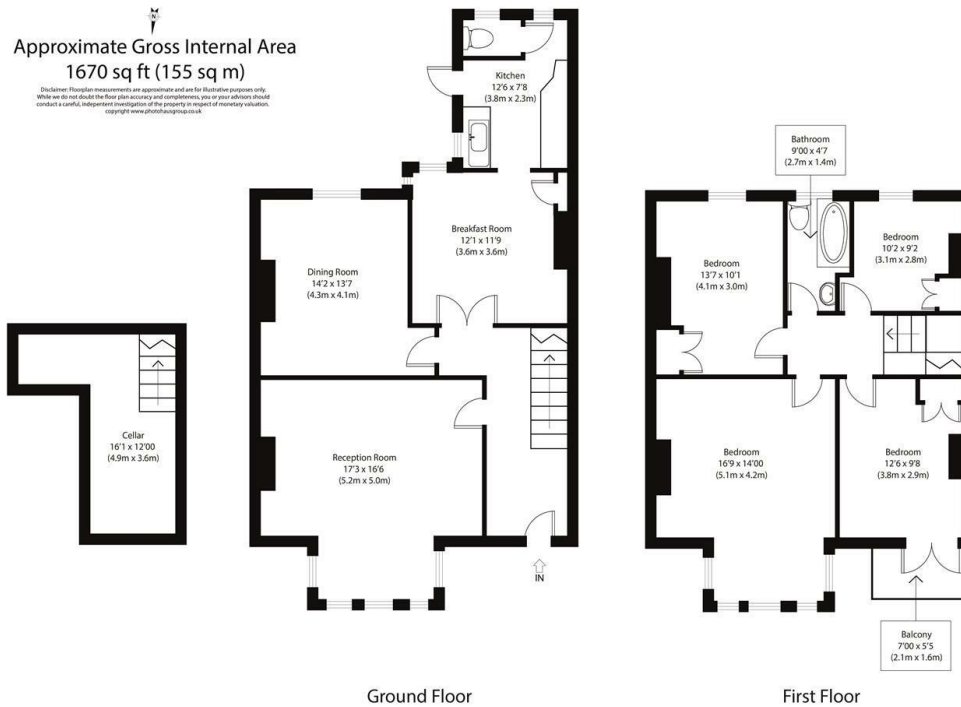
## Ranelagh Gardens, Ilford

Offers over £700,000

- 4 bedroom
- Requires modernisation
- family bathroom
- Garage
- 3 receptions
- Development potential

Approximate Gross Internal Area  
1670 sq ft (155 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our best to ensure floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.lilyanaestates.co.uk



## Summary

Lilyana Estates is proud to present this large end-terrace house in the heart of Ilford. This is a hidden gem waiting to be discovered. Boasting two reception rooms and four bedrooms spread across 1,421 sq ft (original structure), this property offers ample space for a growing family to thrive.

The house features a garage to the rear, with side access to the property and unrestricted on road parking providing convenience and practicality, this home offers flexibility and ease of access for residents and visitors alike.

For those with a vision, this property presents a fantastic opportunity for expansion and modernisation. Imagine the possibilities of creating your dream home in this desirable location, just a stone's throw away from Valentines Park and the bustling Ilford Exchange Shopping Centre.

## Viewings

Viewings by arrangement only.  
Call 02035 381156 to make an appointment.

Council Tax Band  
E

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	