



Kingston Road Ilford, IG1 1PD

Guide Price: £500,000 - £525,000 Edward Chase is delighted to present this newly refurbished three-bedroom family home located just off Ilford Lane on the sought-after Kingston Road, IG1. Offering generous living space, modern finishes, and a superb location, this property is an ideal choice for first-time buyers or growing families seeking comfort, convenience, and future potential. The ground floor welcomes you with two spacious reception rooms, perfect for relaxing or entertaining, and a modern fitted kitchen with ample storage space. Upstairs, you'll find three well-proportioned bedrooms and a stylish tiled family bathroom. The home further benefits from a large rear garden, ideal for outdoor dining or children's play. This charming property has been fully refurbished throughout, offering a move-in ready home with modern touches and lasting comfort. **Key Features** • Freehold tenure • Three spacious bedrooms • Two private ground-floor reception rooms

- EPC Rating D, Council Tax Band C, London Borough of Redbridge
- Each bedroom is generously sized, allowing for comfortable family living. The primary bedroom can easily accommodate a king-size bed and additional furnishings, while the two secondary rooms are ideal for children, guests, or home office use.

- This home has been tastefully refurbished from top to bottom, offering a fresh, contemporary feel throughout. Every room has been updated — from new flooring and paintwork to the modern fixtures — providing buyers with a stylish, move-in-ready property that requires no further work.

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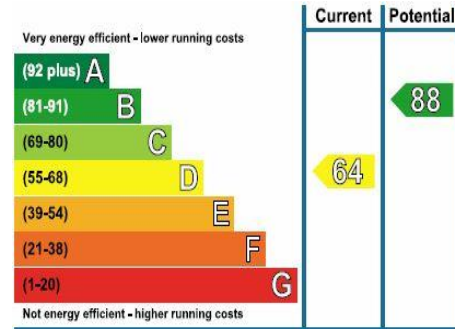
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bathroom • Large private rear garden • Gas central heating and combination boiler • Double glazed windows • Street parking • EPC Rating: D (efficient) • Excellent potential for future development (STPP) — loft conversion, rear extension, or driveway • Newly refurbished interiors throughout Location Situated just off Ilford Lane, this home is within walking distance of Ilford Station (Elizabeth Line), providing fast links into Central London. The property also benefits from proximity to local shops, schools, parks, and transport links — everything needed for convenient family living. Investment Opportunity With an estimated rental income potential of approximately £2,300 per month, this property also represents an excellent buy-to-let investment. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability for errors in contract, fact or otherwise in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.