

FREEHOLD



House (EPC Rating: D)

11A VAUGHAN GARDENS, ILFORD, IG1 3PA

Offers over

£650,000

Green Lane Residential

Your personal estate agents with over 50 years experience



5



2



1



D



# 5 Bedroom House located in Ilford

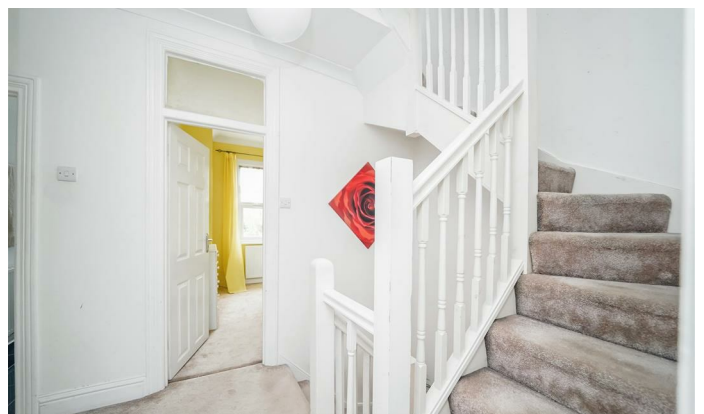
Spacious Loft Extended 5-Bedroom Family Home with Rear Extension in a Desirable Location

Welcome to this impressive and beautifully extended 5-bedroom, 2-bathroom home, perfectly situated in a highly sought-after location. This generously proportioned property has been thoughtfully designed to suit modern family living, offering a wealth of space and functionality across three floors.

The home features a stylish rear extension, providing a bright and airy open-plan living/dining area perfect for entertaining, alongside a modern fitted kitchen.

Upstairs, on the first floor, you'll find four well-sized bedrooms and a family bathroom offering comfortable and versatile accommodation for all.

Further up, in the loft conversion, there is an additional double bedroom and bathroom.







## Vaughan Gardens, IG1 3PA

Approx. Gross Internal Area 1692 Sq Ft - 157.19 Sq M

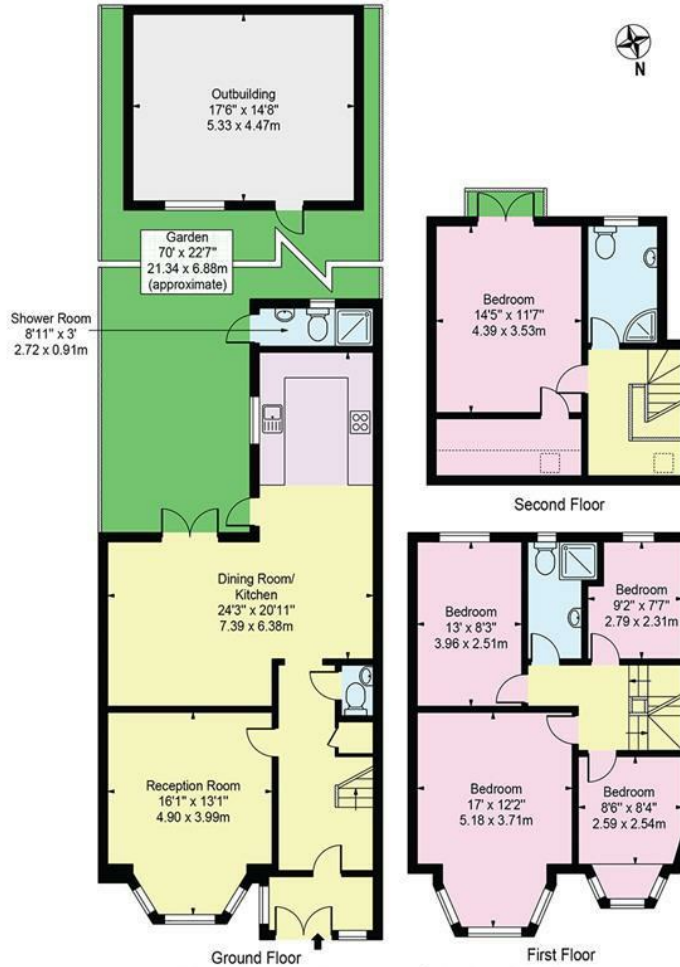
(Including Restricted Height Area, Excluding Outbuilding & Shower Room)

Approx. Gross Internal Area 1669 Sq Ft - 155.06 Sq M

(Excluding Restricted Height Area, Outbuilding & Shower Room)

Approx. Gross Internal Area Of Outbuilding 257 Sq Ft - 23.83 Sq M

Approx. Gross Internal Area Of Shower Room 27 Sq Ft - 2.48 Sq M



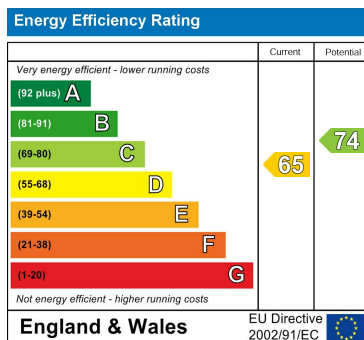
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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