



ALDBOROUGH ROAD NORTH

ILFORD, IG2 7SZ

GUIDE PRICE £525,000
FREEHOLD

**** CHARACTER HOUSE CLOSE TO MAJOR RAIL LINKS - NO ONWARD CHAIN - £525,000-£535,000 ****

RP&C Estate Agents are excited to bring to the market this well presented three bedroom terraced family home, positioned in the sought after Newbury Park, close to well regarded schools, shops, parks and Newbury Park Underground Station. Presented with no onward chain and boasting off-street parking and a sizeable rear garden.

RP&C.
RICKY, PLANT & CHEN-PORTER

ALDBOROUGH ROAD NORTH

- Well Presented Three Bedroom Family Home
- Presented with No Onward Chain
- Off-Street Parking to the Front of the Property
- Sizeable Rear Garden
- Newly Carpeted Throughout
- Double Glazing and Gas Central Heating
- Well Maintained Character Building
- Potential to Extend (STPP)
- Witin Easy Reach of Newbury Park Underground Station
- Close to Well Regarded Local Schools



Situated in the sought-after area of Newbury Park, Ilford, this property benefits from a wealth of local amenities and excellent transport connections. Newbury Park Station (Central Line) is within easy reach offering swift access to Stratford, Liverpool Street, and beyond, making it ideal for commuters. The area is well-served by a variety of shops, supermarkets, and eateries, while nearby parks and green spaces, such as Valentines Park, provide a welcome retreat. Several well-regarded schools, including Oaks Park High School, make this location perfect for families. Road links are also excellent, with easy access to the A12, A406, and M11 for those who travel by car.

This well-presented three-bedroom mid-terraced house offers spacious and light-filled living accommodation, making it an ideal family home. The property benefits from off-street parking to the front and a generous rear garden, perfect for outdoor entertaining or relaxation. Inside, the home has been newly carpeted throughout, enhancing the fresh and inviting feel. With no onward chain, this property presents a fantastic opportunity for buyers looking for a smooth and hassle-free move.

Please contact RP&C Estate Agents for further information.

Three Bedroom Mid Terraced House

Entrance Porch

Hallway

Bay-Fronted Lounge

Dining Room

Kitchen

Stairs to First Floor

First Floor Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

WC

Sizeable Rear Garden

Off-Street Parking

ALDBOROUGH ROAD NORTH





ALDBOROUGH ROAD NORTH

ADDITIONAL INFORMATION

Local Authority – Redbridge Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 902.00 sq ft

Tenure – Freehold





THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. (ENDORSEMENT) ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

RP & C.
RICKY, PLANT & CHEN-PORTER