



**Price**  
**£575,000**

**Freehold**

4x  2x  1x 

**Westwood Road, Ilford,  
Essex, IG3**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Beautifully presented terraced house with off street parking
- Shower room & first floor bathroom
- Close to Seven Kings station
- Overlooks Westwood Park
- Walking distance to local shops & places of worship
- Primary & Secondary schools all close by

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge/Dining Area: 13'1" x 11'6" (3.99m x 3.51m) plus 10'10" x 9'4" (3.30m x 2.85m)  
 Kitchen: 10'11" x 9'10" (3.33m x 3.00m)  
 Shower Room

### FIRST FLOOR

Landing  
 Bedroom 2: 14'10" x 14'1" (4.52m x 4.30m)  
 Bedroom 3: 10'3" x 9'2" (3.13m x 2.80m)  
 Bedroom 4: 10'2" (3.10m) x 9'11" at widest point (3.02m) narrowing to 7'0" (2.14m)  
 Bathroom

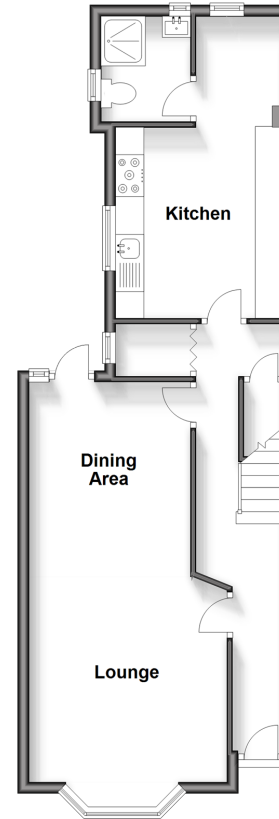
### SECOND FLOOR

Landing  
 Bedroom 1: 19'11" x 13'7" (6.07m x 4.14m)

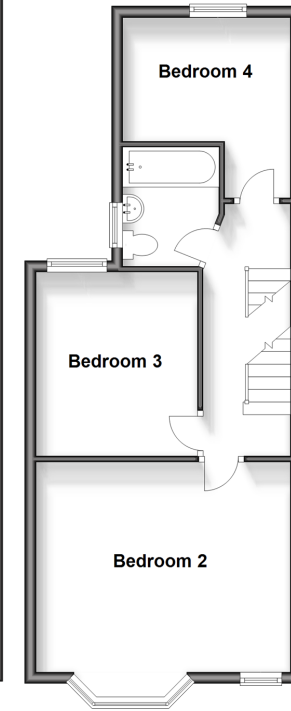
### OUTSIDE

Rear Garden  
 Off Street Parking

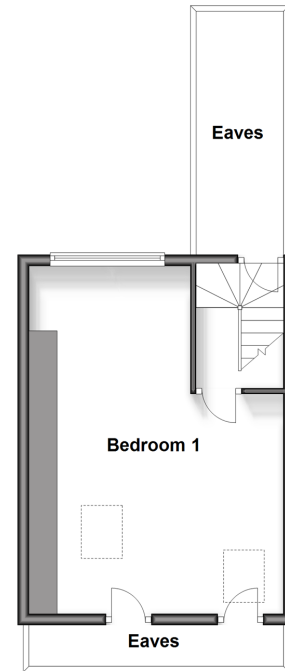
**Ground Floor**  
 Approx. 50.6 sq. metres (544.2 sq. feet)



**First Floor**  
 Approx. 45.0 sq. metres (483.9 sq. feet)



**Second Floor**  
 Approx. 27.4 sq. metres (294.6 sq. feet)



**Call Chadwell Heath - 020 8597 0043 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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