



**Price**  
**£485,000**

**Freehold**

3x  1x  1x 

**Suffolk Road, Ilford,  
Essex, IG3**





## Main features

- Attractive terraced house situated close to Newbury Park station
- Walking distance to local schools & places of worship
- Low maintenance front & rear garden
- In need of some modernisation
- CHAIN FREE



### Nearest Schools

Primary Schools: Downshall Primary 0.2 miles, William Torbitt Primary 0.3 miles, Newbury Park Primary 0.5 miles

Secondary Schools: Oaks Park High School 0.3 miles, Seven Kings High School 0.5 miles, Canon Palmer Catholic School 0.6 miles



### Transport Information

Train Stations: Seven Kings 0.6 miles, Goodmayes 0.8 miles, Ilford 1.5 miles  
Underground Newbury Park 0.2 miles, Barkingside 0.8 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'8 x 12'3 (4.17m x 3.74m)

Dining Room: 12'1 x 11'8 (3.69m x 3.56m)

Kitchen: 8'7 x 6'9 (2.62m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 x 10'4 (3.51m x 3.15m)

Bedroom 2: 11'6 x 11'3 (3.51m x 3.43m)

Bedroom 3: 8'1 x 7'7 (2.47m x 2.31m)

Bathroom

Separate Toilet

### OUTSIDE

Front and Rear Garden

**Call Ilford - 020 8518 0044 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



52016820/20241116/CN/NK