

Henley Road, Ilford, IG1 2TW



## welcome to

# Henley Road, Ilford

Spacious Extended Five/Six Bedroom House with Off Street Parking situated in a popular location with easy access to Ilford Station, Town Centre and Ilford Lane Shops and Amenities.













Lounge 26' 1" x 13' 4" ( 7.95m x 4.06m ) L-Shaped Kitchen-Diner Garden **Reception/Study** 9' 9" x 9' 2" ( 2.97m x 2.79m ) **Ground Floor Wc Bedroom One** 13' 11" extending to Bay x 11' 11" ( 4.24m extending to Bay x 3.63m ) **Bédroom** Two 11' 11" x 11' 11" ( 3.63m x 3.63m ) **Bedroom Three** 8' 2" x 7' 10" ( 2.49m x 2.39m ) **First Floor Bathroom Bedroom Four (Loft)** 12' 11" x 8' 7" ( 3.94m x 2.62m ) **Bedroom Five (Loft)** Irregular Shaped Room 13' 3" x 6' 6" ( 4.04m x 1.98m) Shower Room (Loft)





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- FIVE/SIX BEDROOM HOUSE
- EXTENDED
- LARGE KITCHEN/DINER
- GRO8UND FLOOR WC
- TWO BATHROOMS

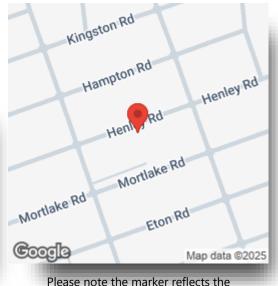
Tenure: Freehold EPC Rating: D Council Tax Band: D

offers in excess of

£575,000







postcode not the actual property



Property Ref: BKG104548 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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