

Morrab Gardens, Ilford, IG3 9HL



# welcome to

# **Morrab Gardens, Ilford**

Extended Three Bedroom Victorian House located with easy access to both Seven Kings and Goodmayes Stations, Bus Routes, Local Schools and Amenities.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Lounge

11' 3" x 23' 6" ( 3.43m x 7.16m )

#### Kitchen

19' 5" x 8' 9" ( 5.92m x 2.67m )

### **Reception Two/Diner**

15' 3" x 14' 11" ( 4.65m x 4.55m )

#### **First Floor Bathroom**

### **Bedroom One**

13' 5" x 13' 7" ( 4.09m x 4.14m )

#### **Bedroom Two**

12' 5" x 14' 11" ( 3.78m x 4.55m )

#### **Bedroom Three**

8' 2" x 6' 11" ( 2.49m x 2.11m )

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# Morrab Gardens, Ilford

- THREE BEDROOM EDWARDIAN HOUSE
- RECENTLY REFURBISHED KITCHEN & NEW BOILER
- **GARDEN APPROX 170FT**
- **EXTENDED**
- IMMACULATE CONDITION

Tenure: Freehold EPC Rating: C

Council Tax Band: E

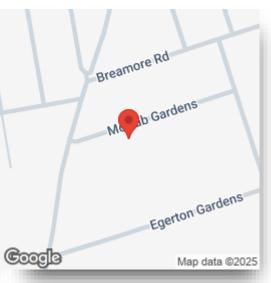
offers in excess of

£575,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/BKG105386



Property Ref: BKG105386 - 0006

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