



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.





Ground Floor



First Floor

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)

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

welcome to

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

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.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
**Porter
Glenny**



020 8594 3017



barking@williamhbrown.co.uk



3 Faircross Parade, Longbridge Road,
BARKING, Essex, IG11 8UN



williamhbrown.co.uk