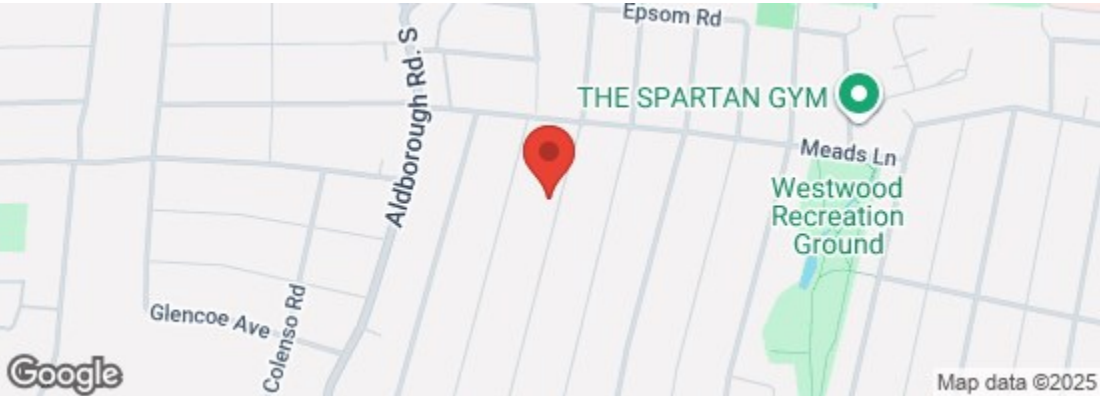




TOTAL FLOOR AREA: 1513sq ft (140.6 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for guidance only and should not be used for any other purpose. The agent, its agents and its agents shall not be liable for any error or omission in this statement. Measurements are given to the nearest foot and no guarantee as to their accuracy or efficiency can be given. Made and signed 02/25

Council: Redbridge | Council Tax Band: D | Floor Area: 1513.40 sq ft

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



**CHURCHILL**  
estates

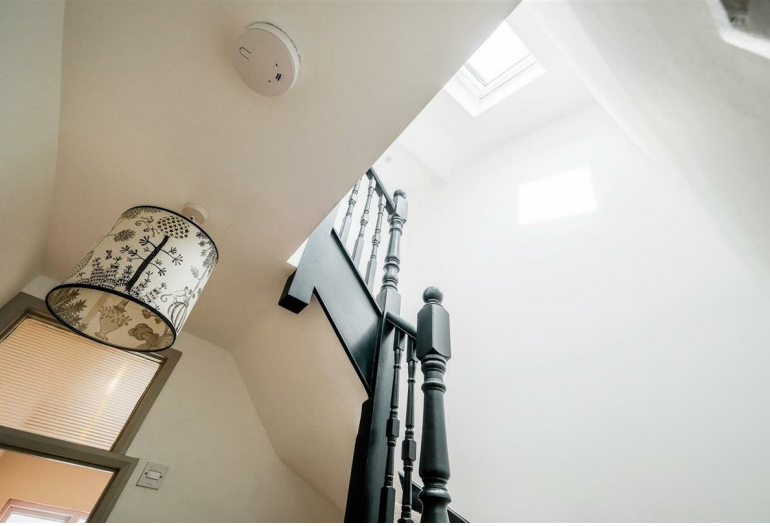
Cambridge Road, Ilford, IG3 8NA  
Offers In Excess Of £625,000 Freehold  
Bedrooms: 4 | Reception Rooms: 3 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**





Churchill Estates are pleased to bring to market this well-presented four-bedroom terraced house. This property has been thoughtfully extended to the rear and into the loft, providing generous and flexible living space ideal for family life.

The ground floor comprises a welcoming entrance hallway, a spacious through lounge with a feature fireplace and bay window allowing an abundance of natural light to flood the room, contemporary fitted kitchen boasting several white gloss units and plenty of cupboard and worktop space, generous dining area set at the rear of the house with two solar powered electric sky lights overhead, useful utility room and lastly a convenient downstairs WC.

On the first floor you will find three bedrooms, the main featuring another bright bay window to front, the second benefits from built in wardrobe space, a generous single bedroom and a newly refurbished four-piece family bathroom. The second-floor loft extension adds a stunning fourth bedroom complete with its very own en-suite shower room.

The rear garden is well maintained, with a mix of lawn and patio areas, ideal for outdoor entertaining or relaxing. At the back of the garden there is a useful brick-built outbuilding, which has electricity and could serve as additional storage, a gym or a home office setup.

The location is highly convenient, situated just 0.3 miles from Seven Kings Station on the Elizabeth Line, providing fast and direct access into Central London. A range of local amenities, including shops, supermarkets, schools, and parks are all within easy reach, making this property an excellent choice for families and commuters alike.

Further benefits of this wonderful family home include off street parking, gas central heating, double glazing throughout and underfloor heating in both the kitchen and first floor bathroom.

For more information or to arrange to an appointment to view, please contact the office at your earliest convenience.