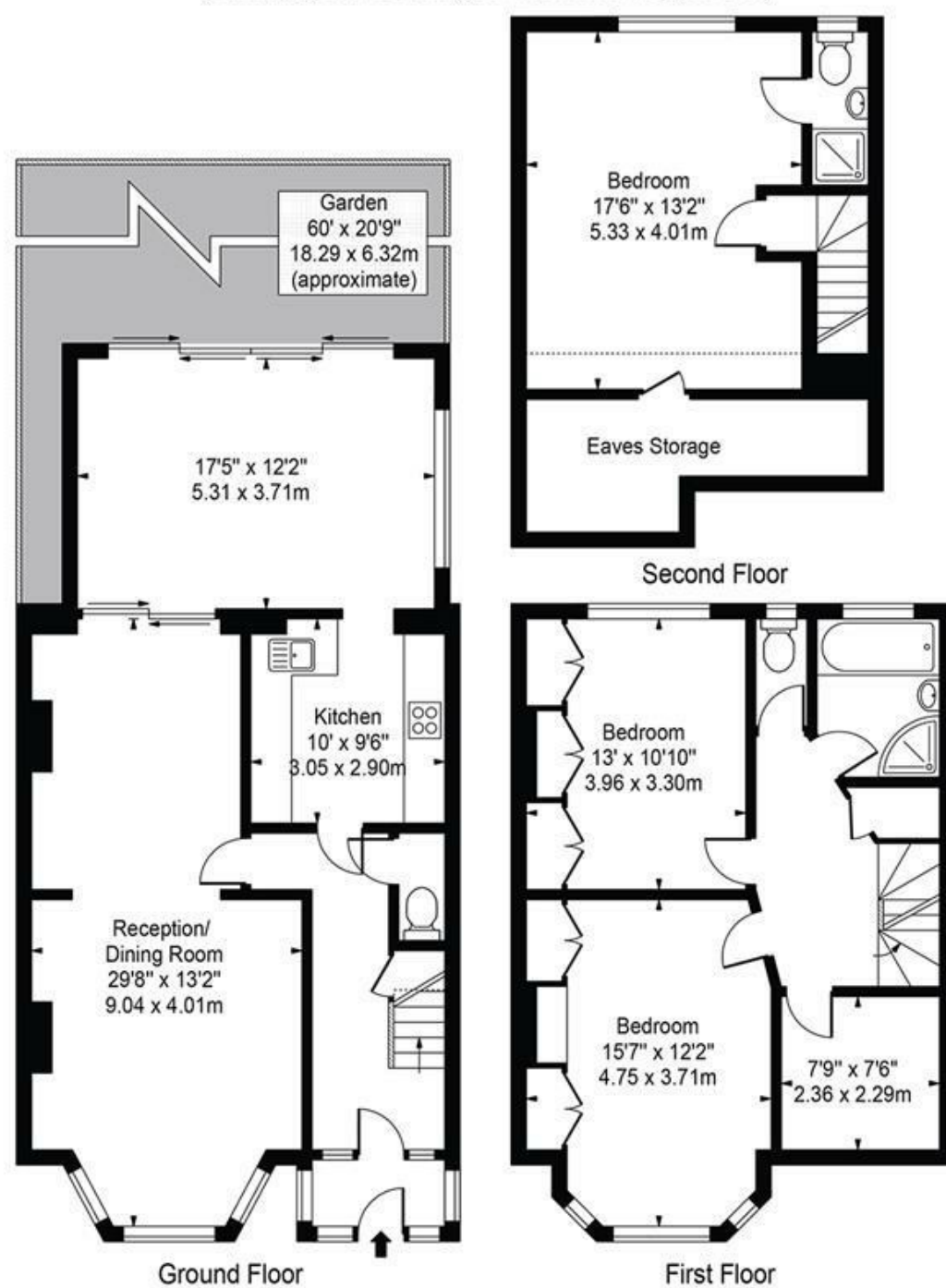


## Royston Gardens

Approx. Total Internal Area 1743 Sq Ft - 161.93 Sq M  
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1629 Sq Ft - 151.34 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Royston Gardens, Ilford

Offers In Excess Of £675,000 Freehold

- Large four bedroom family home
- Backing onto a wooded area
- Chain free
- 0.2 Miles to Redbridge Station
- Family bathroom, en-suite and ground floor W.C
- Two generous reception rooms
- Established West facing garden
- 0.8 Miles to Wanstead High Street



# Royston Gardens, Ilford

Petty Son & Prestwich are delighted to offer to market this four bedroom, two bathroom terraced home backing onto tranquil woodlands, just 0.2 miles from Redbridge station.

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 D

Council Tax Band: D



This beautifully extended four-bedroom mid-terrace home is perfectly positioned and backs directly onto a peaceful wooded area – ideal for those looking for greenery and tranquillity right on their doorstep. With Redbridge central line station just a short walk away, this is a fantastic family home that ticks all the boxes. Step inside and you’ll find a fantastic layout that flows effortlessly throughout the ground floor. The heart of the home is a generous through lounge, offering plenty of space for both relaxing and entertaining. This leads seamlessly into a bright and airy second living/dining area, where full-height sliding glass doors bring the outdoors in – perfect for summer gatherings or simply soaking up the afternoon sun. The kitchen is designed with two full-length worktops and loads of storage, giving you all the room you need for appliances, prep, and more. There’s also a super convenient ground floor WC. Upstairs, there are two spacious double bedrooms and a third room that’s just right for a nursery, single bedroom, dressing room or home office. The family bathroom sits alongside a separate WC – great for busy households or easily reconfigured into a larger bathroom if you wish. The converted loft adds a fabulous bonus – a bright double bedroom with plenty of eaves storage and a private en-suite shower room, all with stunning views over the garden and woodland beyond. Outside, the west-facing garden is a lovely mix of raised patio and lawn with mature flowerbeds – perfect for relaxing, entertaining or a bit of gardening. At the far end, there’s a handy storage shed for all your outdoor bits and bobs. The home is offered to market with no onward chain.

EPC Rating: D67  
Council Tax Band: C

**Reception Room**  
29'7" x 13'1"

**Dining Room**  
17'5" x 12'2"

**Kitchen**  
10'0" x 9'6"

**Bedroom**  
17'5" x 13'1"

**Bedroom**  
15'7" x 12'2"

**Bedroom**  
12'11" x 10'9"

**Bedroom**  
7'8" x 7'6"