



## Holcombe Road, Ilford, IG1 4XE Offers In Excess Of £1,750,000

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**\*\* STUNNING DETACHED HOUSE OF ALMOST 4000 SQ FT IN SOUGHT-AFTER LOCATION OVERLOOKING VALENTINES PARK \*\***

(VIRTUAL TOUR AVAILABLE UPON REQUEST)

OC Homes is delighted to present to the sales market this truly stunning seven-bedroom detached family home with almost 4000 sq ft of accommodation, located on Holcombe Road within the sought-after Garden City Estate overlooking Valentines Park in Ilford, IG1. The property is superbly finished throughout with lots of light and space and boasts the benefits of being a modern house having been built in 2006. It is ideally located within walking distance of Gants Hill Tube Station (Central Line) and boasts standout features throughout.

The property is ideal for families and offers great internal living accommodation and ample outside space with versatile rooms throughout. Accommodation comprises; ground floor - entrance hallway, reception room, office room, ground floor w/c, dining room, gym room with access to a garage, and a wonderful open plan kitchen/dining area within the rear extension with utility room, which leads out to an outdoor kitchen area and onto the south-east facing beautiful private garden which boasts a 400 sq ft fully powered outhouse serving as a bar area/games room.

The first floor boasts five bedrooms, three of which have en-suite bathrooms, a modern family bathroom, and a further two double bedrooms and a shower room on the second floor. Externally there is a 55ft private garden to the rear with side access and ample off-street parking to the front with access to the garage. The property is situated ideally for easy access into London with a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

- STUNNING CONTEMPORARY DETACHED HOME - (VIRTUAL TOUR AVAILABLE UPON REQUEST)
- HIGH SPEC INTERIOR AND DECOR
- BAR/GAMES ROOM/OUTHOUSE
- 5 BATHROOMS
- 7 BEDROOMS
- SECURITY GATES
- OUTDOOR KITCHEN/BBQ AREA
- GARAGE
- OVERLOOKING VALENTINES PARK
- SECURITY FEATURES THROUGHOUT

### Viewing

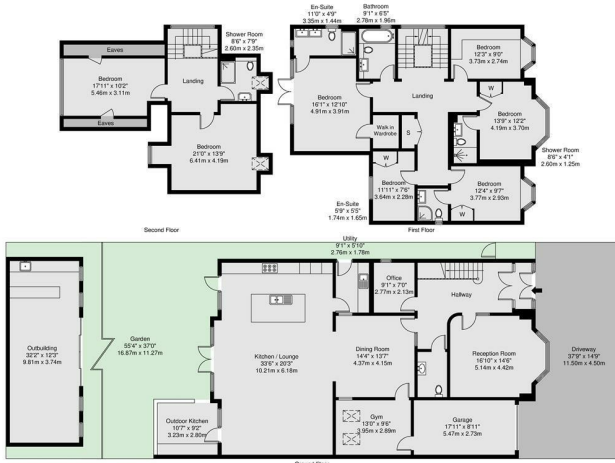
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Holcombe Road, Ilford, Essex, IG1

GROSS INTERNAL AREA  
341.2 sq m / 3673 sq ft  
OUTBUILDING  
36.7 sq m / 394 sq ft



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

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GROSS INTERNAL AREA (GIA)  
341.2 sq m / 3673 sq ft

TOTAL STORAGE SPACE  
3.8 sq m / 41 sq ft

EXTERNAL STRUCTURAL FEATURES  
241.8 sq m / 2602 sq ft

RESTRICTED HEAD HEIGHT  
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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