



Tylehurst Gardens, Ilford, IG1 2QL

Offers In The Region Of £600,000



**** GREAT SIZE FAMILY HOME WITH AN OUTHOUSE AND BALCONY, LOCATED BY LOXFORD PARK, WITHIN WALKING DISTANCE TO BOTH ILFORD & BARKING STATIONS ****

OC Homes is delighted to present this well-presented family home, split over three levels, on a lovely tree-lined street in Ilford. This terraced home is well-presented throughout and boasts a substantial amount of internal accommodation, having undergone a rear extension and loft conversion.

Accommodation comprises: Ground Floor: entrance hallway, a through lounge reception room with dining area, ground floor shower room, kitchen/diner, which leads onto a low maintenance garden that benefits from a spacious outhouse. The first floor comprises three bedrooms, a three-piece bathroom suite, and a private balcony that is accessed from the rear bedroom. There are stairs up to the loft conversion, which houses a good-sized loft room.

Situated in the heart of Ilford, next to some lovely green spaces, this property benefits from excellent transport links, including easy access to both Ilford Station (Elizabeth Line) and Barking Station (District Line and c2c), providing quick connections to central London. The home is also within the catchment area of outstanding schools, making it ideal for families. A variety of local amenities, including shops, restaurants, and parks, are within easy reach, ensuring convenience at your doorstep.

To arrange a viewing, please call the OC Homes sales team.

- GREAT SIZE FAMILY HOME
- LOTS OF LOCAL AMENITIES
- REAR EXTENSION & LOFT ROOM
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- BALCONY

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.

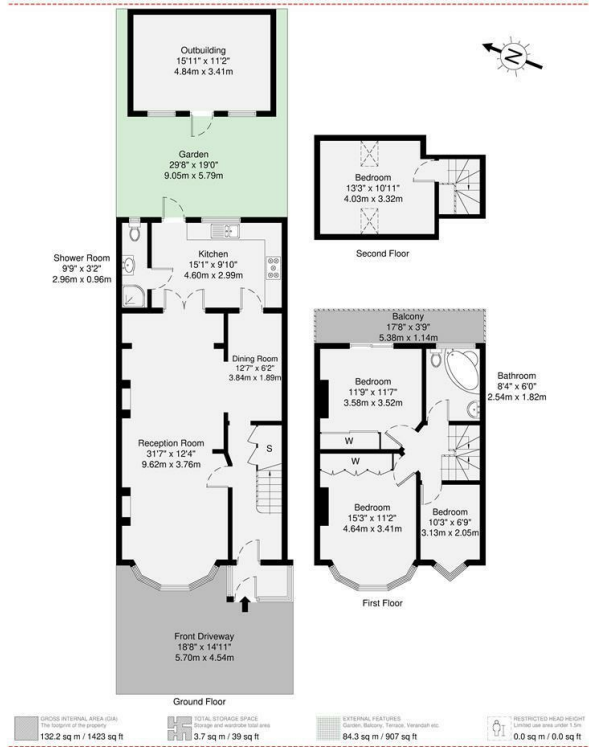




Tylehurst Gardens, IG1

132.2 sq m / 1423 sq ft

16.5 sq m / 177 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			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
England & Wales		75	80
		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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