



**Keswick Gardens Ilford IG4 5NF**

**Three Bedroom Mid Terraced House With Off Street Parking £615,000 F/H**



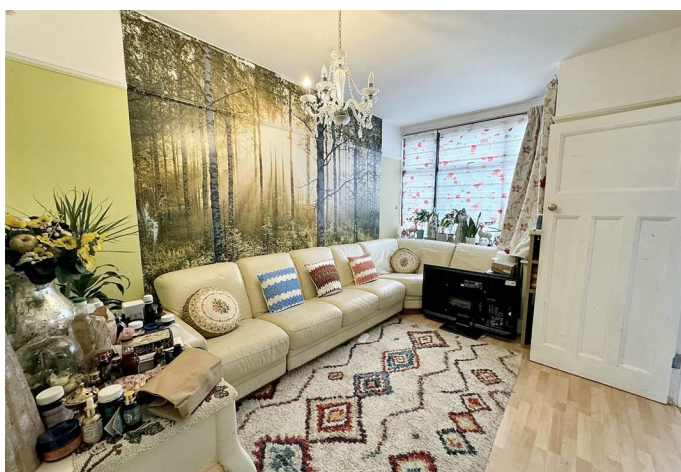


Welcome to Keswick Gardens, Ilford - a charming property that exudes character and warmth. This delightful house, offers a perfect blend of traditional charm and modern convenience.

As you step inside, you are greeted by two inviting reception rooms that are perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, including two double bedrooms and a quaint single room, providing ample space for a growing family or those in need of a home office.

One of the highlights of this property is the conservatory, a tranquil space where you can enjoy a cup of tea while basking in the natural light. The spacious garden is perfect for hosting summer barbecues or simply unwinding after a long day.

Located just a stroll away from Clayhall Park, this property offers the perfect balance between urban convenience and natural beauty. With off-street parking for two cars, you'll never have to worry about finding a parking spot after a long day at work.





Entrance Via  
front door to porch door to:

Hallway  
stairs ascending to first floor - doors to:

Reception 1



double glazed window to front elevation - radiator - power points - wood effect floor covering - doors to:  
Kitchen/Diner



double glazed window to rear elevation - storage cupboard - range of eye and base level units  
incorporating a sink with mixer taps and drainer - gas cooker point - tiled splash backs - power points -  
tiled floor covering - double glazed door to rear garden - doors to:



Reception 2



double glazed window to front elevation - radiator - power points - carpet to remain - door to  
conservatory:

Conservatory



double glazed window to rear elevation - double glazed double door to rear garden - door to kitchen.

First Floor Landing  
access to loft - obscure window to rear elevation - radiator - power point - carpet to remain - doors to:  
Bedroom 1



double glazed window to front elevation - radiator - power points - wood effect floor covering,



Bathroom



obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment and shower over - pedestal wash basin - low flush w/c - tiled splash backs - radiator - tiled floor covering.

Bedroom 3



double glazed window to rear elevation - radiator - power points - carpet to remain.

Bedroom 2



double glazed window to front elevation - radiator - built in wardrobe - power points - wood effect floor covering

Rear Garden



partially paved with remainder laid to lawn with flower and shrub borders - brick shed to rear



Brick Shed

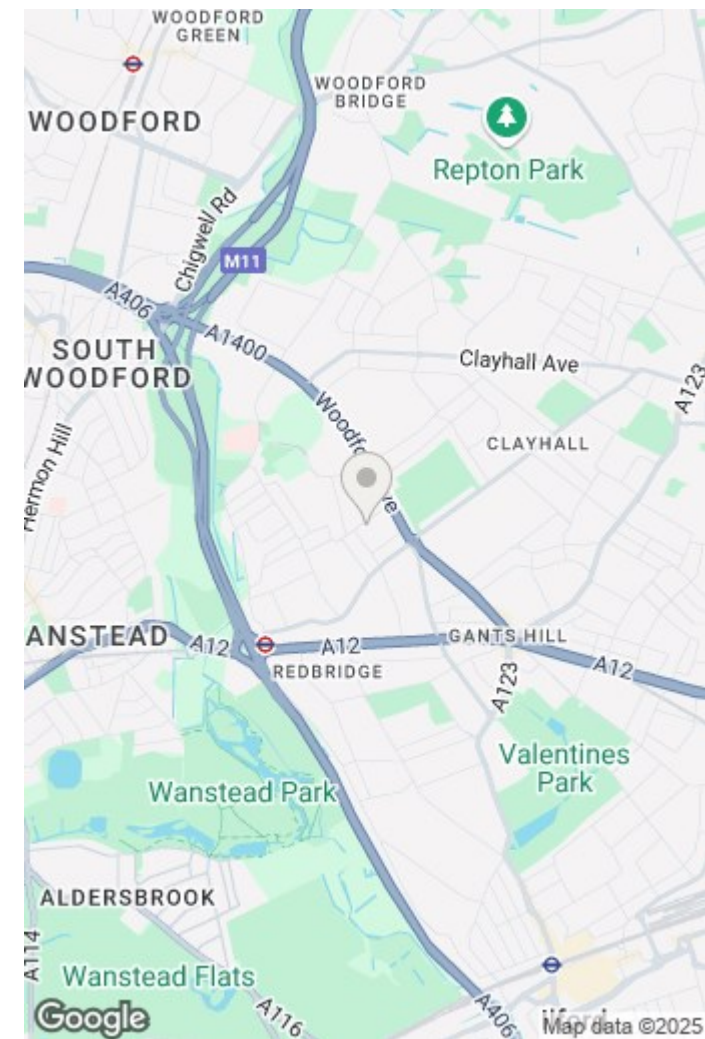
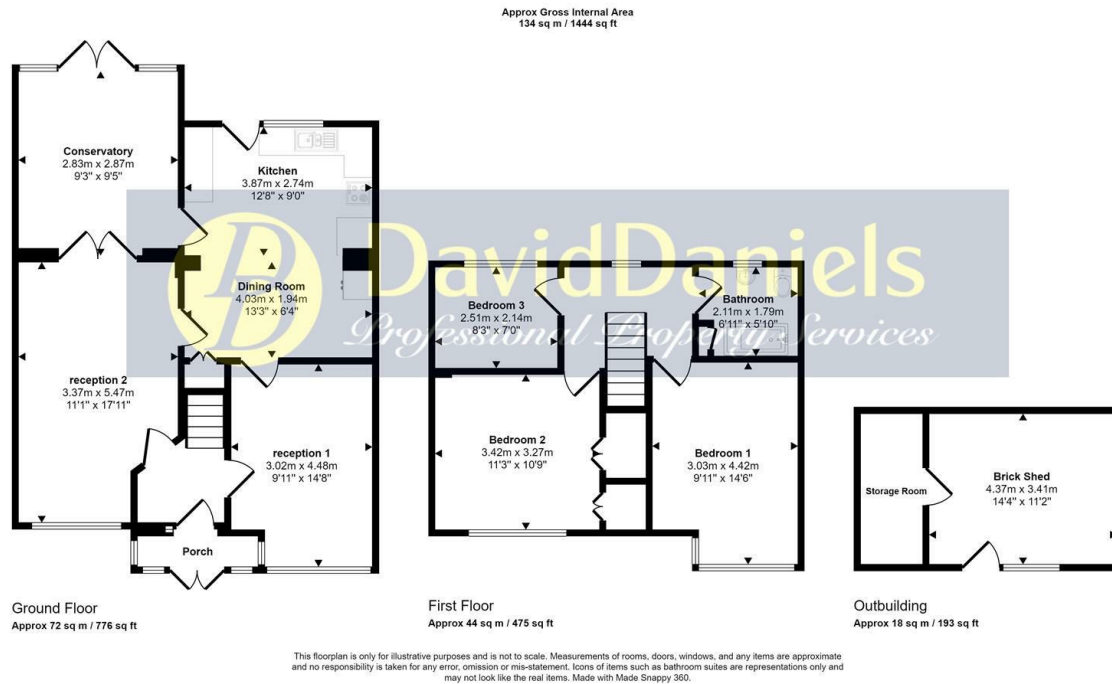


contains two rooms with power points and lighting.









The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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