



20 ELSTREE GARDENS

ILFORD, IG1 2QQ

£800,000
FREEHOLD

Presenting an exceptional opportunity to acquire a spacious and thoughtfully extended six-bedroom terraced home, this property offers unparalleled comfort and convenience. Boasting a ground floor ensuite bedroom, this immaculately presented residence is adorned with desirable features throughout.

Upon arrival, you are greeted by a driveway capable of accommodating multiple vehicles, leading to a welcoming porched entrance. Here, you have the option of accessing the ground floor ensuite bedroom or proceeding to the hall, which grants access to the lounge and the extended, stunning fitted kitchen dining area. The kitchen is complete with a breakfast bar and modern integrated appliances, creating an inviting space for culinary endeavors. Additionally, the ground floor encompasses a convenient WC, shower facilities, and a utility area.

Ascending to the first floor, the landing reveals a spacious layout, with two generously proportioned double bedrooms to the left, one of which features a charming bay window. Adjacent to these

tm
thomas marsh



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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