



Airthrie Road, Ilford, IG3 9QT

Offers In Excess Of £625,000





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# Airthrie Road

Ilford, IG3 9QT

- EPC RATING D
- Two reception room
- Spacious garden
- Four bedrooms
- Kitchen
- Close to local amenities

Nestled on the charming Airthrie Road in Ilford, this delightful end terrace house presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living. The two well-appointed reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a single bathroom, ensuring convenience for all residents. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the parking provision for two vehicles, a rare find in this area, making it ideal for those with multiple cars or visitors.

Situated in a friendly neighbourhood, this home is well-connected to local amenities, schools, and transport links, making it a perfect choice for those seeking both comfort and convenience.

In summary, this end terrace house on Airthrie Road is a wonderful opportunity for anyone looking to settle in Ilford, offering a blend of space, practicality, and a welcoming community. Do not miss the chance to make this lovely property your new home.



## ENTRANCE

RECEPTION ONE 16'8" x 14'1" (5.10m x 4.30m)

RECEPTION TWO 14'1" x 10'9" (4.30m x 3.30m)

DINING AREA 13'9" x 11'9" (4.20m x 3.60m)

KITCHEN 9'6" x 7'2" (2.90m x 2.20m)

LEAN TO 15'5" x 10'9" (4.70m x 3.30m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 14'5" x 13'5" (4.4m x 4.10m)

BEDROOM TWO 13'9" x 9'10" (4.20m x 3.00m)

BEDROOM THREE 9'6" x 8'10" (2.90m x 2.70m)

BEDROOM FOUR 10'5" x 7'10" (3.20m x 2.40m)

SHOWER ROOM 7'6" x 4'7" (2.30m x 1.40m)

## STAIRS TO LOFT ROOM





LOFT ROOM  
EXTERIOR  
AGENTS NOTE

15'8" x 12'5" (4.80m x 3.80m)  
47' (14.33m)

Directions





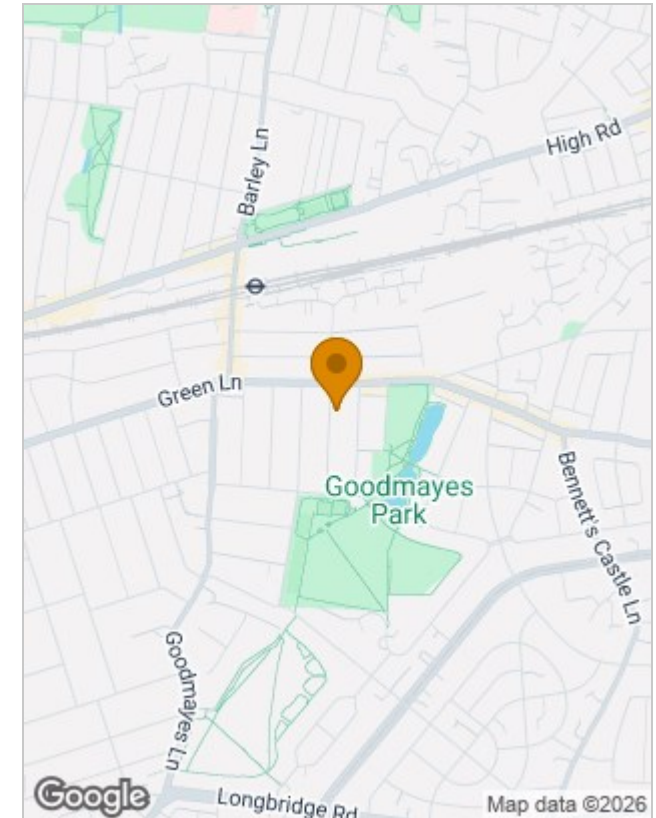
## Floor Plans

### Airthire Road IG3

Approx. Gross Internal Area 2125 Sq Ft - 197.41 Sq M



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 19/2/2026

## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.