



Hickling Road, Ilford, IG1 2HY

£450,000



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# Hickling Road

Ilford, IG1 2HY

- EPC D
- Lounge
- Bathroom
- Public transport
- Three bedrooms
- Kitchen
- Close to Ilford Town
- CHAIN FREE

We are acting in the sale of the above property and have received an offer of £440,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Nestled on the charming Hickling Road in Ilford, this property presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living.

Situated in a vibrant community, this property benefits from local amenities, schools, and transport links, making it an ideal location for those who value accessibility and convenience. Whether you are looking to settle down or invest, this house on Hickling Road is a wonderful option that combines comfort with a prime location. Do not miss the chance to make this charming property your new home.



## ENTRANCE

LOUNGE 16'10" x 11'1" (5.14m x 3.39m)

KITCHEN 17'1" x 9'0" (5.21m x 2.75m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 12'7" x 10'10" (3.84m x 3.32m)

BEDROOM TWO 12'5" x 10'10" (3.79m x 3.32m)

BEDROOM THREE 8'6" x 5'11" (2.60m x 1.81m)

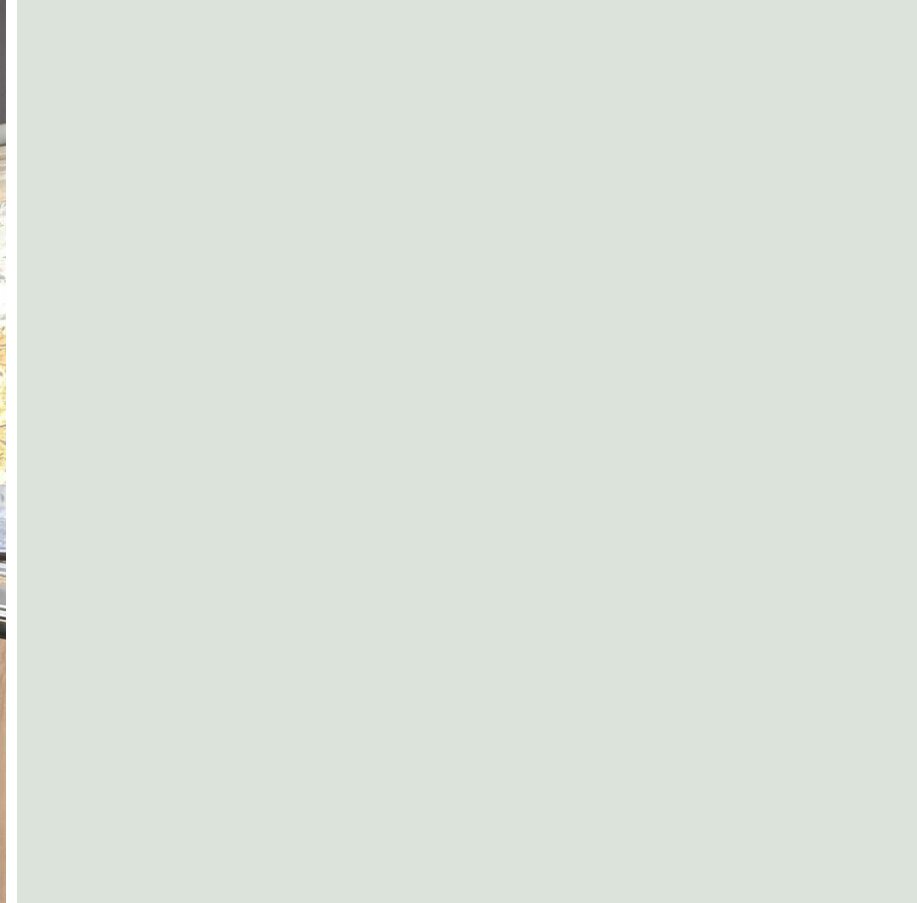
BATHROOM 7'6" x 5'8" (2.31m x 1.75m)

EXTERIOR 31 (9.45m)

OUTBUILDING 15'7" x 9'3" (4.75m x 2.82m)

AGENTS NOTE





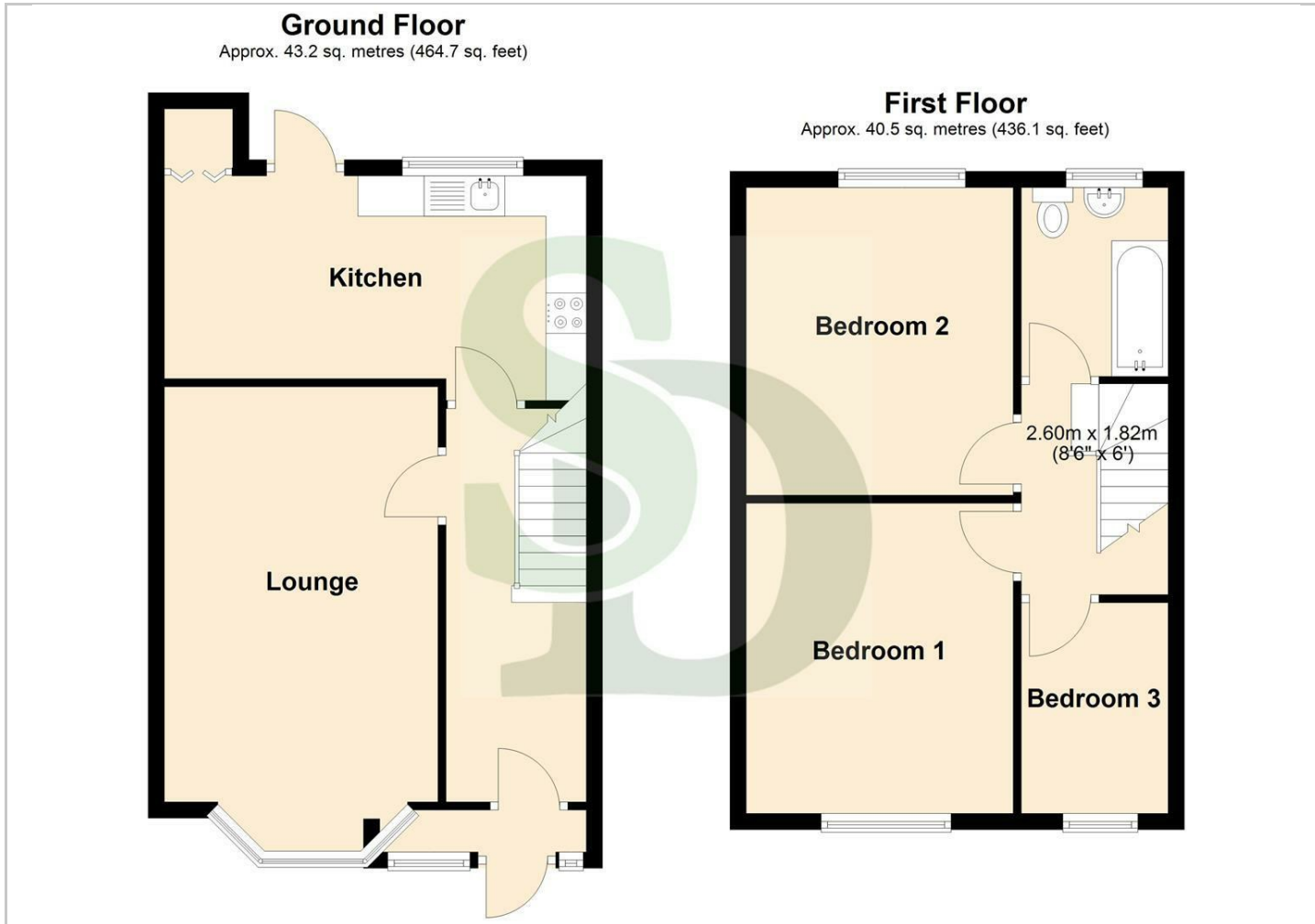
Directions



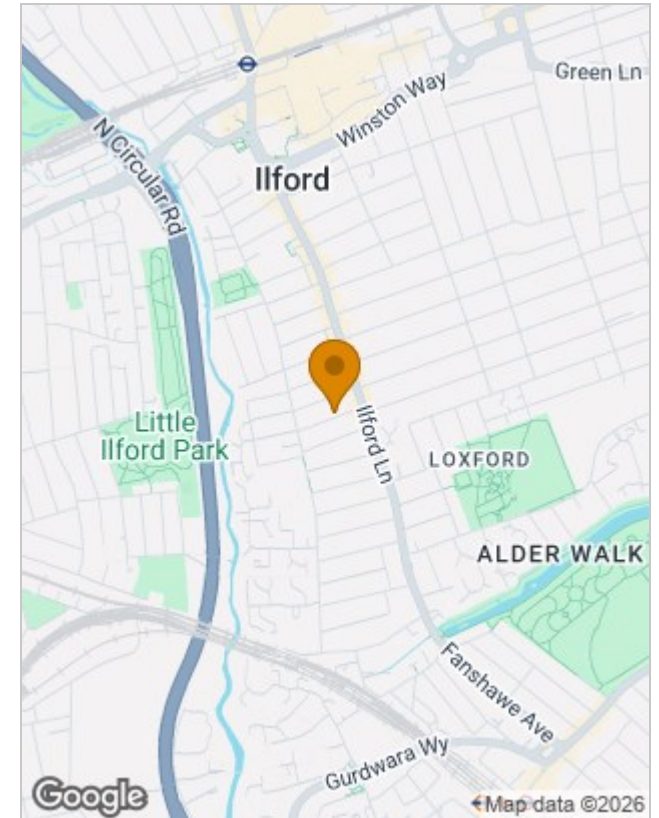


Wake up  
every morning with the thought  
that something  
Wonderful  
is going to happen

## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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.