FREEHOLD










House (EPC Rating: C)

# 3 WAKEFIELD GARDENS, ILFORD, IG1 3SJ

## Guide price

# £600,000

Green Lane Residential

*Your personal estate agents with over 50 years experience*

3 | 1 | 1 | C

# 3 Bedroom House located in Ilford

Green Lane Residential proudly presents this well-maintained semi-detached home, ideally situated in a prime Ilford location. Offering approximately 1,003 sq ft of internal living space, the property provides a great balance of comfort, convenience, and future potential.

The home features bright, well-proportioned rooms throughout and benefits from double glazed windows, gas central heating, and off-street parking. The rear garden offers a pleasant space for outdoor use and entertaining, while the front garden enhances the property's kerb appeal and provides an attractive outlook.

Importantly, the property affords excellent scope for a two-storey side extension (subject to the usual planning permissions), making it an attractive opportunity for buyers looking to expand and add value.

Conveniently located close to local amenities, reputable schools, and excellent transport links with Redbridge Central Line Station just 0.4 miles on foot (9 minutes walk), this property represents an outstanding opportunity for families and investors alike.



















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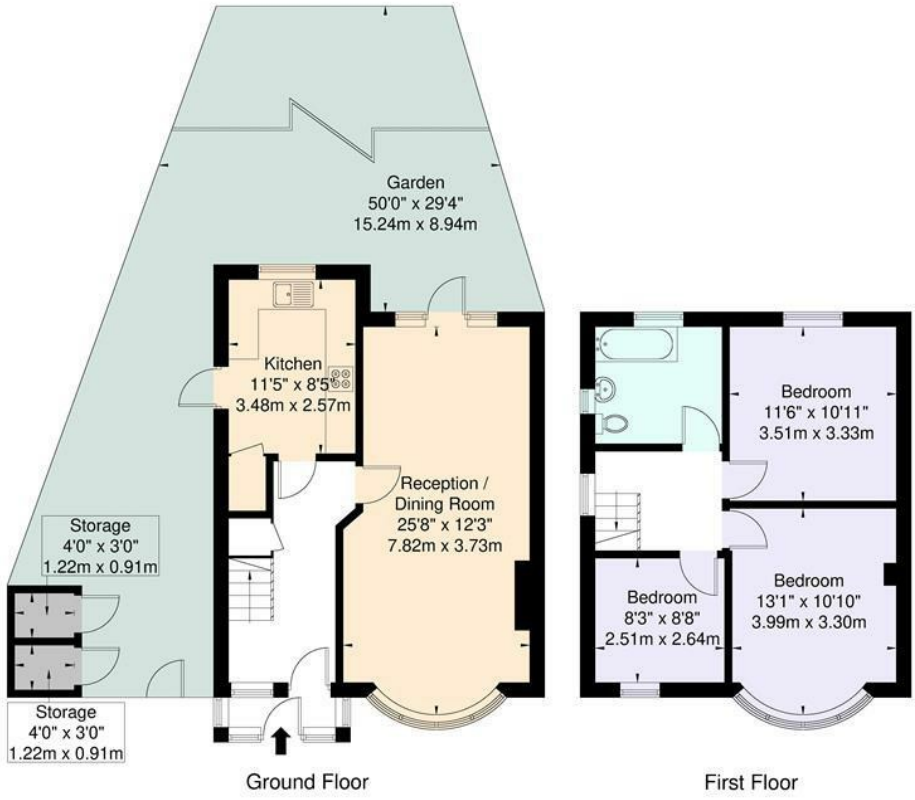

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# Wakefield gardens IG1

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
Storage = 2.3 sq m / 24 sq ft
Total = 95.5 sq m / 1027 sq ft



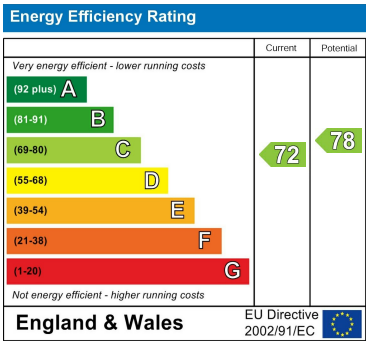

## For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

## Council Tax Band

D

## Energy Performance Graph




## Call us on


**02081293838**

**admin@greenlaneresidential.co.uk**

**greenlaneresidential.co.uk**


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 are advised to recheck the measurements.