



Springfield Drive

Ilford, IG2 6QP

Offered for sale with no onward chain is this three bedroom terraced home in need of some modernisation, the accommodation includes entrance hall, two reception rooms, kitchen, three bedrooms, shower room and seperate WC, externally there is a 70 ft rear garden and parking to the front.

Offers in Region of £525,000 - Freehold - Council Tax: D

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Entrance Hall

Double doors to front, stairs to first floor, coved ceiling, radiator, carpet, under stairs cupboard.

Reception Room One

13'9 x 12'7 (4.19m x 3.84m)

Double glazed bay window to front, coved ceiling, radiator, carpet.

Reception Room Two

14'9 x 10'8 (4.50m x 3.25m)

Double glazed French doors to rear, double glazed windows to rear, radiator, carpet.

Kitchen

8'8 x 8'3 (2.64m x 2.51m)

Double glazed door and window to rear, wall and base units, stainless steel single drainer sink, gas cooker point, cupboard, radiator, part tiled walls, tiled flooring.

Landing

Loft access, carpet.

Bedroom One

13'8 x 10'9 (4.17m x 3.28m)

Double glazed bay window to front, coved ceiling, radiator, carpet.

Bedroom Two

12' x 10'8 (3.66m x 3.25m)

Double glazed window to rear, airing cupboard, radiator, carpet.

Bedroom Three

8'1 x 7'6 (2.46m x 2.29m)

Double glazed window to front, radiator, carpet.

Shower Room

Frosted double glazed window to rear, pedestal wash hand basin, walk in shower enclosure, radiator, part tiled walls, vinyl flooring.

Separate WC

Frosted double glazed window to rear, low level WC, tiled flooring.

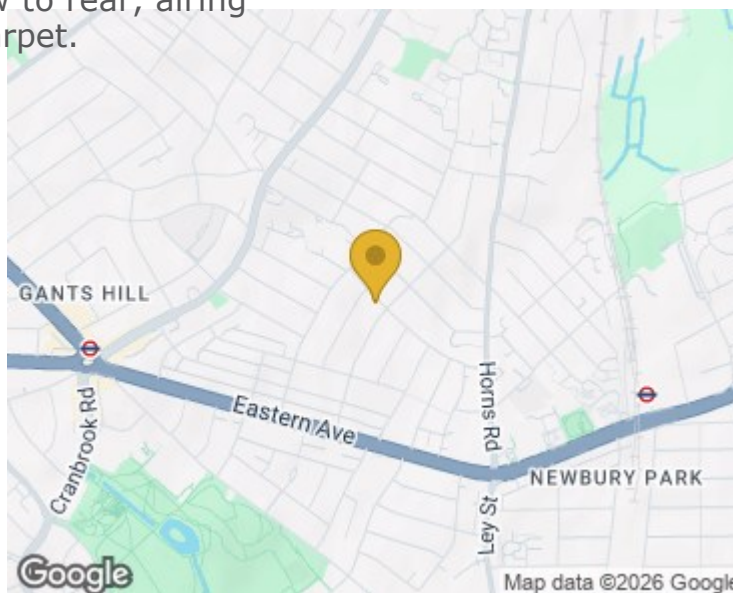
Garden

70' (21.34m)

Patio, lawn, outside tap, two sheds.

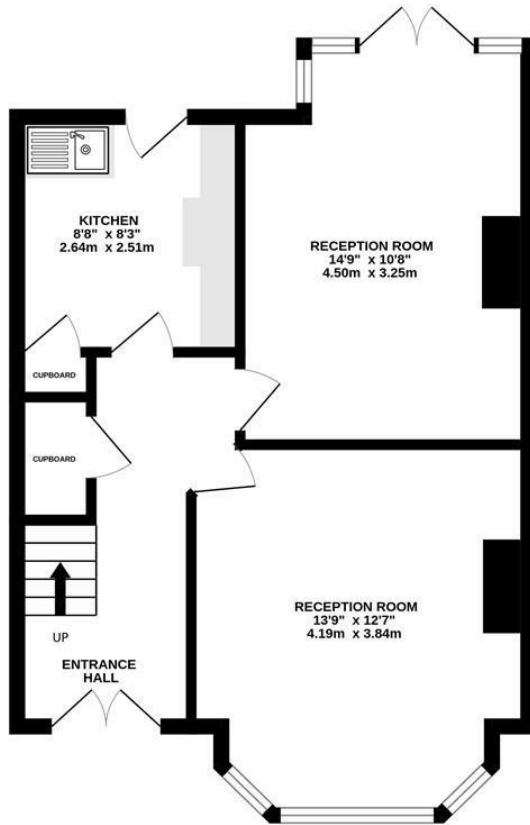
Parking

Block paved parking area to front for one car.

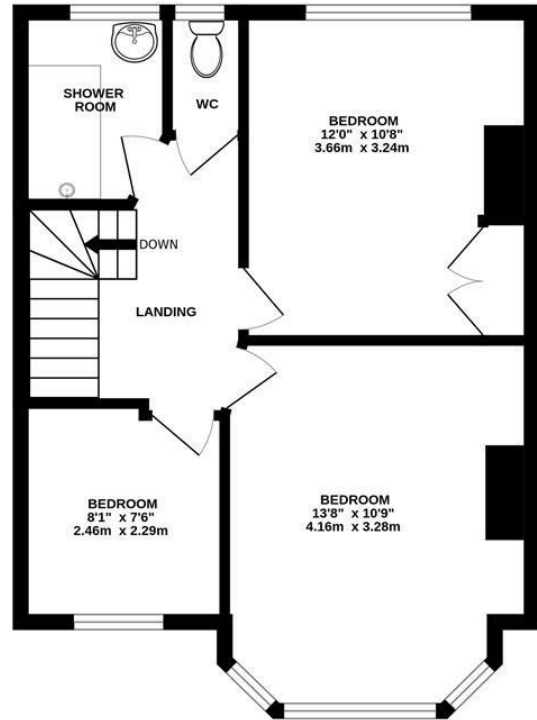




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: D
Tenure: Freehold

