



Express Drive, Ilford, IG3 9QD

Guide Price £450,000





Express Drive

Iford, IG3 9QD

- EPC C
- Three bedrooms
- Off street parking
- Close to local amenities
- Elizabeth Line
- Three reception rooms
- CHAIN FREE

GUIDE PRICE £450,000 to £475,000

Welcome to this charming terraced house located on Express Drive in the desirable area of Goodmayes. This delightful property boasts three reception rooms, providing ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is perfect for families or those seeking extra room for guests or a home office.

The house features a bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the off-street parking, allowing for secure parking for one vehicle, a valuable asset in this bustling area.

Being chain-free, this home offers a smooth transition for potential buyers, making it an attractive option for those looking to move quickly. The location is particularly advantageous, as it is close to public transport links, including the Elizabeth Line, which provides easy access to central London and beyond. Additionally, local amenities are within easy reach, ensuring that all your daily needs are met without hassle.

This property presents an excellent opportunity for anyone looking to settle in a vibrant community with great transport links and essential services nearby. Don't miss the chance to make this lovely house your new home.



Guide Price £450,000



ENTRANCE

RECEPTION ONE 11'5" x 9'6" (3.50m x 2.90m)

RECEPTION TWO 16'0" x 7'10" (4.90m x 2.40m)

DINING AREA 15'5" x 10'2" (4.70m x 3.10m)

KITCHEN 10'9" x 6'6" (3.30m x 2.00m)

CONSERVATORY 10'5" x 9'10" (3.20m x 3.00m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'1" x 9'10" (3.40m x 3.00m)

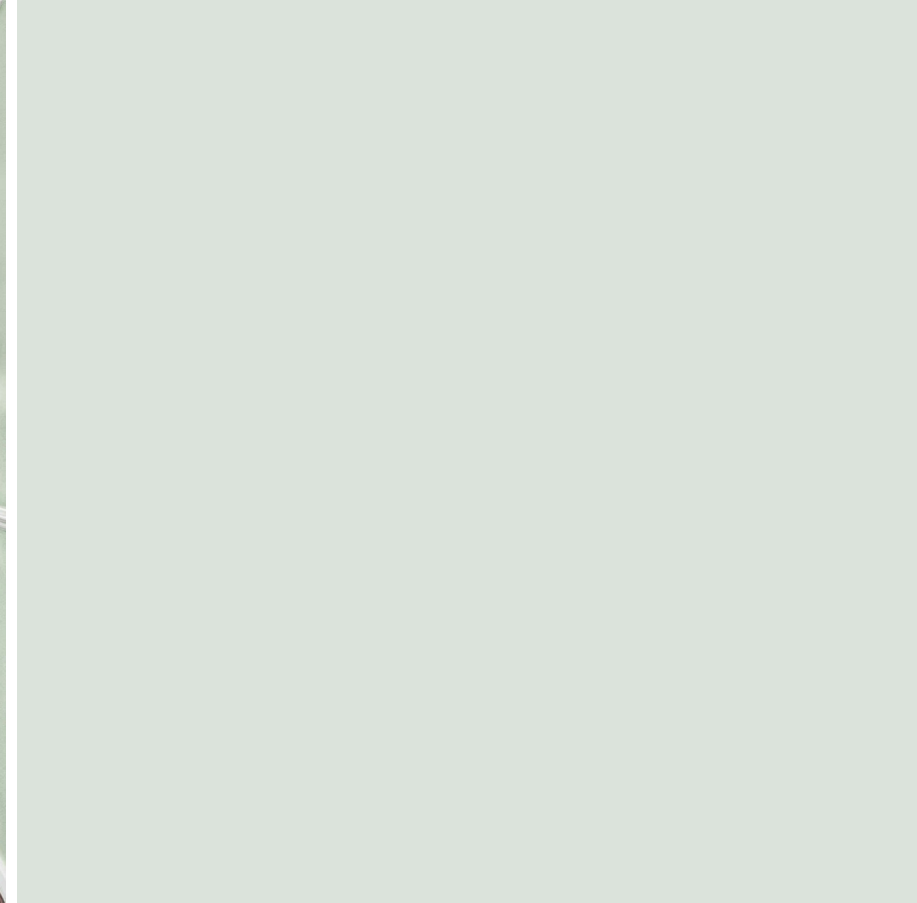
BEDROOM TWO 11'5" x 10'9" (3.50m x 3.30m)

BEDROOM THREE 7'6" x 7'2" (2.30m x 2.20m)

BATHROOM 6'6" x 5'6" (2.00m x 1.70m)

EXTERIOR circa 18' (circa 5.49m)

AGENTS NOTE



Directions

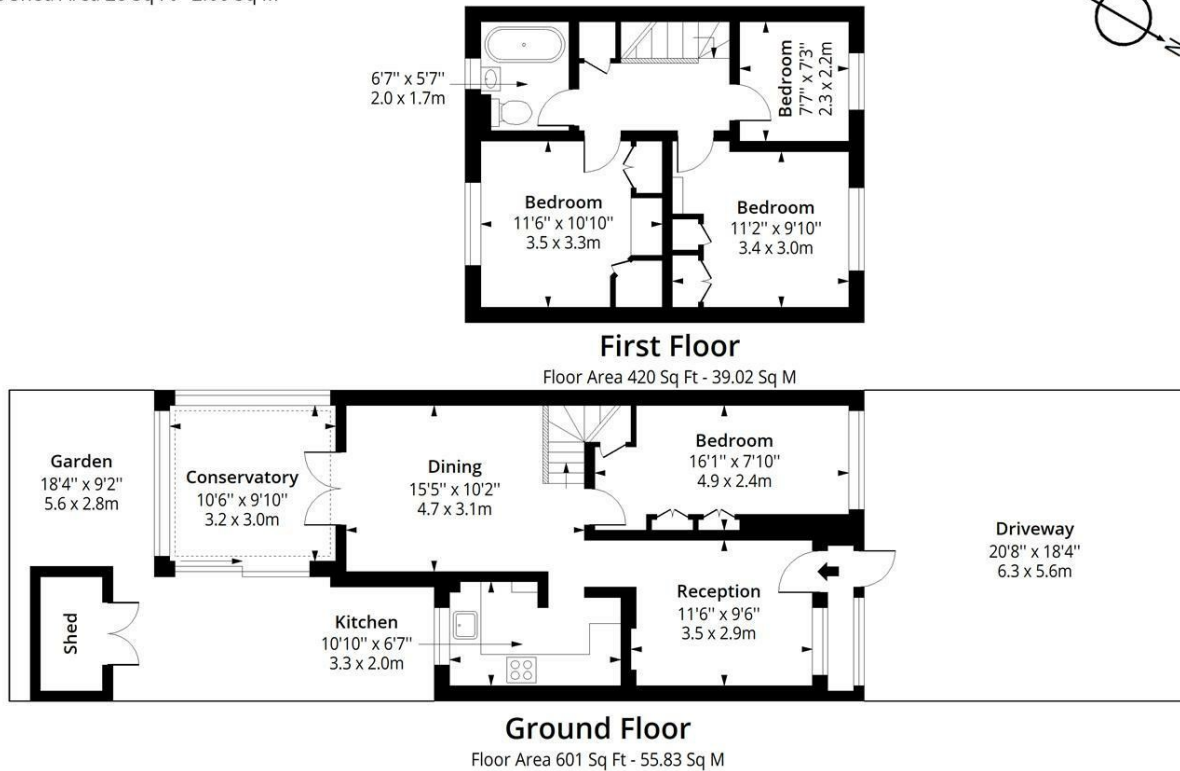




Floor Plans

Express Drive IG3

Approx. Gross Internal Area 1021 Sq Ft - 94.85 Sq M
 Approx. Gross Shed Area 28 Sq Ft - 2.60 Sq M

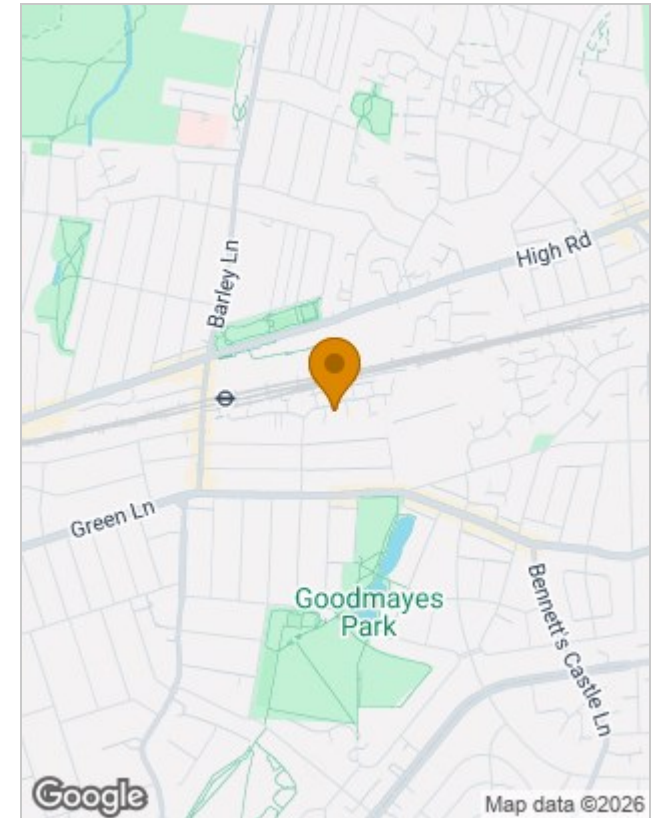


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

ipaplus.com

Date: 6/6/2026

Location Map



Energy Performance Graph

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 20px; background-color: #c6e0b4; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #99cc99; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #66b266; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #339933; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #ffcc00; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #ff6600; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #cc0000;"></div> </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	Potential
England & Wales	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 20px; background-color: #c6e0b4; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #99cc99; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #66b266; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #339933; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #ffcc00; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #ff6600; margin-right: 5px;"></div> <div style="width: 100px; height: 20px; background-color: #cc0000;"></div> </div>

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.

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