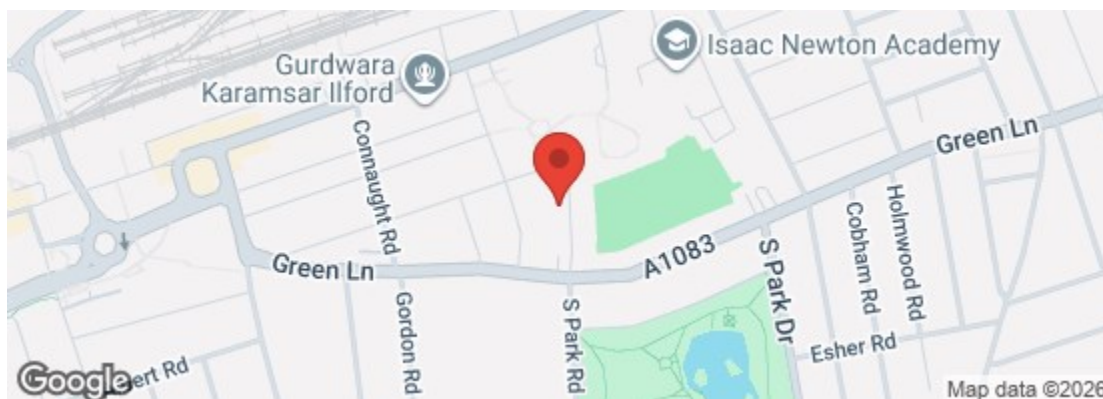




TOTAL FLOOR AREA: 1054.86 sq. ft. (98.0 sq. m.) approx.
 While every effort has been made to ensure the accuracy of the floor area, the measurement of stairs, windows, doors and any other parts are approximate and no responsibility is taken for any error or omission in the measurement. This plan is for illustrative purposes only and should be used as a guide to the approximate position of the property. The agent is not responsible for any error or omission in the measurement and the purchaser should verify the accuracy of the floor area with the seller.

Council: Redbridge | Council Tax Band: C | Floor Area: 1054.86 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	79
EU Directive 2002/91/EC			



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Pelham Road, Ilford, IG1 1RF
 Offers In Excess Of £460,000 Freehold
 Bedrooms: 3 | Reception Rooms: 3 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Churchill Estates are delighted to present this spacious three-bedroom terraced home, offered with no onward chain.

The ground floor comprises a welcoming entrance hall leading to a front reception room, ideal for relaxing or entertaining. The second reception currently used as a dining area opens into a well appointed kitchen featuring ample storage and a breakfast bar. To the rear an extended section includes a ground floor W/C, a separate shower and a third reception room that opens seamlessly onto the rear garden.

Upstairs the property offers three generous double bedrooms and a family bathroom. The front bedroom benefits from fitted cupboards with additional storage in the hallway and loft access—offering potential for further extension subject to planning permission.

Additional features include rear access via a secure gate shared with three neighbouring properties, gas central heating and double-glazed windows throughout.

Conveniently located the home is just 0.3 miles from Seven Kings Station and 0.8 miles from Ilford Station. Ilford High Street is nearby, providing a wide range of shops, cafes and restaurants.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

