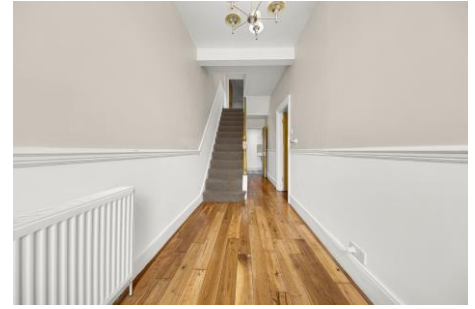




St. Albans Road Ilford, IG3 8NW

Chain Free Guide Price: £600,000 - £620,000 Edward Chase is delighted to present to the sales market this exceptional four-bedroom terraced family home, perfectly positioned on the highly sought-after St. Albans Road, Seven Kings, IG3. Situated just a short walk from Seven Kings Elizabeth Line Station, this spacious home offers generous living accommodation, excellent transport connections into Central London and fantastic potential for future expansion (subject to planning permission). An ideal purchase for growing families seeking space, convenience and long-term value. The ground floor comprises a bright and spacious through lounge, a generously sized fitted kitchen with ample storage and worktop space, together with a modern ground floor shower room/WC. The first floor offers four well-proportioned bedrooms and a contemporary family bathroom, making this an excellent home for larger families. Externally, the property benefits from a



- ***Chain Free*** Four spacious bedrooms on First Floor
- Large through lounge and Kitchen diner
- Approximately 80ft private rear garden
- Driveway parking for two vehicles
- Walking distance to Seven Kings Elizabeth Line Station
- Ground floor shower room & first floor family bathroom
- Potential for loft conversion & rear extension (STPP)

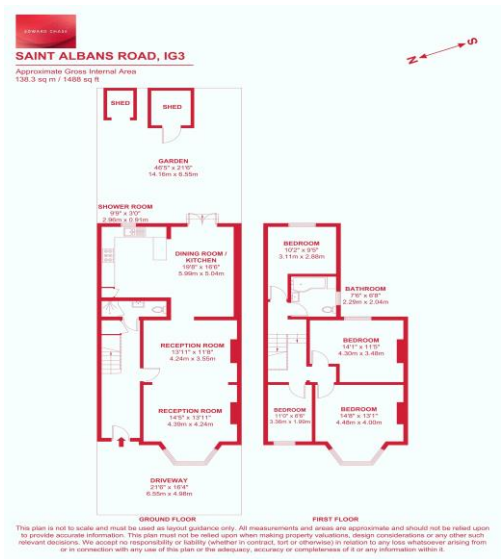
Guide Price £600,000

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80ft, offering excellent outdoor space together with outstanding potential for a rear extension and loft conversion (STPP). To the front is a private driveway providing off-street parking for two vehicles, with additional unrestricted street parking available. The property is ideally located for commuters, with Seven Kings Station (Elizabeth Line) providing fast links to Stratford, Liverpool Street, Canary Wharf, Tottenham Court Road and Heathrow Airport. The area is also well served by numerous local bus routes and major road connections including the A12, A13 and North Circular. Families will appreciate the excellent selection of nearby schools, including Downshall Primary School, Aldborough Primary School, Seven Kings School (Outstanding Ofsted) and Ark Isaac Newton Academy (Outstanding Ofsted), all within easy reach. Residents can also enjoy a wide range of local



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.