



Mortlake Road, Ilford, IG1 2TG

Offers In Excess Of £500,000





# Mortlake Road

Iford, IG1 2TG

- EPC - C
- Three bedrooms
- Kitchen
- Double glazed windows
- Middle terrace
- Two Reception room
- Off street parking
- Gas central heating

GUIDE PRICE £525,000 to £550,000

Nestled on the charming Mortlake Road in Iford, this delightful terraced house presents an excellent opportunity for families and professionals alike. With three bedrooms, this home offers ample space for comfortable living. The two reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The property boasts two bathrooms, ensuring convenience for busy mornings and accommodating guests with ease. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Additionally, the house includes parking for one vehicle, a valuable feature in this bustling area. The location is well-connected, with local amenities and transport links within easy reach, making it an ideal choice for those commuting to London or seeking the vibrant lifestyle that Iford has to offer.

This terraced house on Mortlake Road is not just a property; it is a place where memories can be made. With its blend of comfort, convenience, and charm, it is a must-see for anyone looking to settle in this desirable neighbourhood.



## ENTRANCE

RECEPTION ROOM 11'11" x 11'7" (3.63 x 3.52)

THROUGH LOUNGE 20'0" x 10'10" (6.09 x 3.31)

CONSERVATORY 13'7" x 8'7" (4.13 x 2.61)

GROUND FLOOR SHOWER ROOM  
7'5" x 3'8" (2.26 x 1.11)

KITCHEN 15'6" x 8'1" (4.73 x 2.47)

## FIRST FLOOR LANDING

BEDROOM ONE 10'11" x 10'9" (3.34 x 3.27)

BEDROOM TWO 10'11" x 10'9" (3.33 x 3.27)

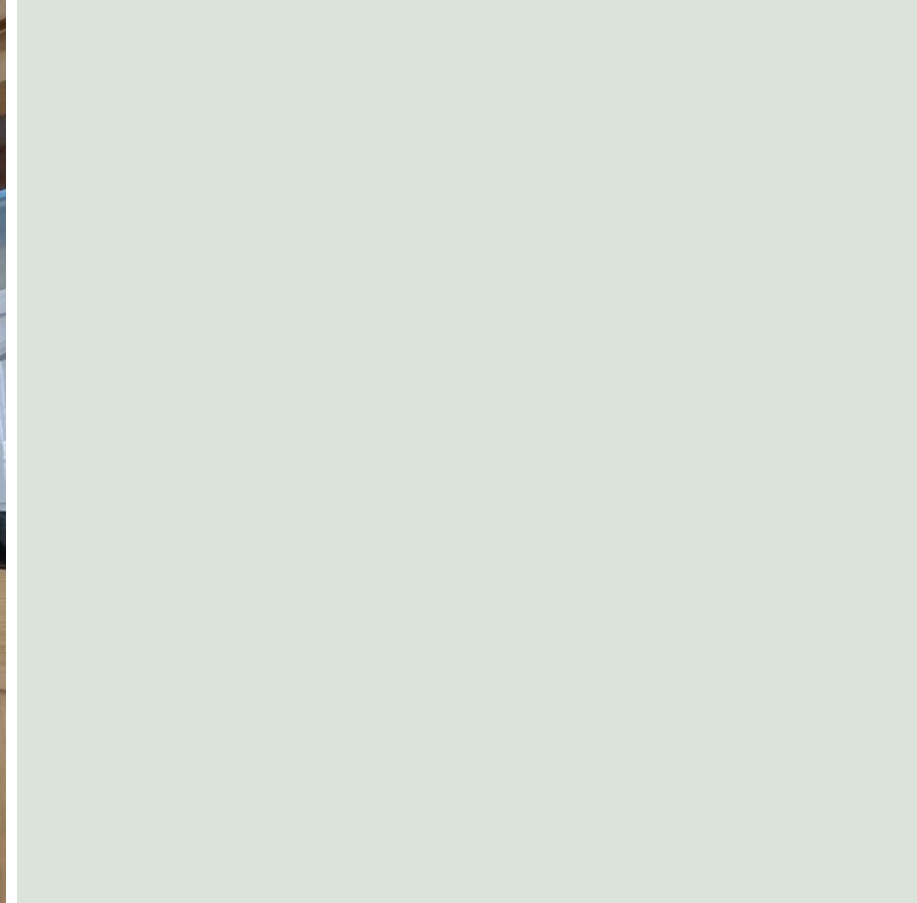
## BEDROOM THREE

## FAMILY BATHROOM

EXTERIOR 36'0" (10.97)

## AGENTS NOTES



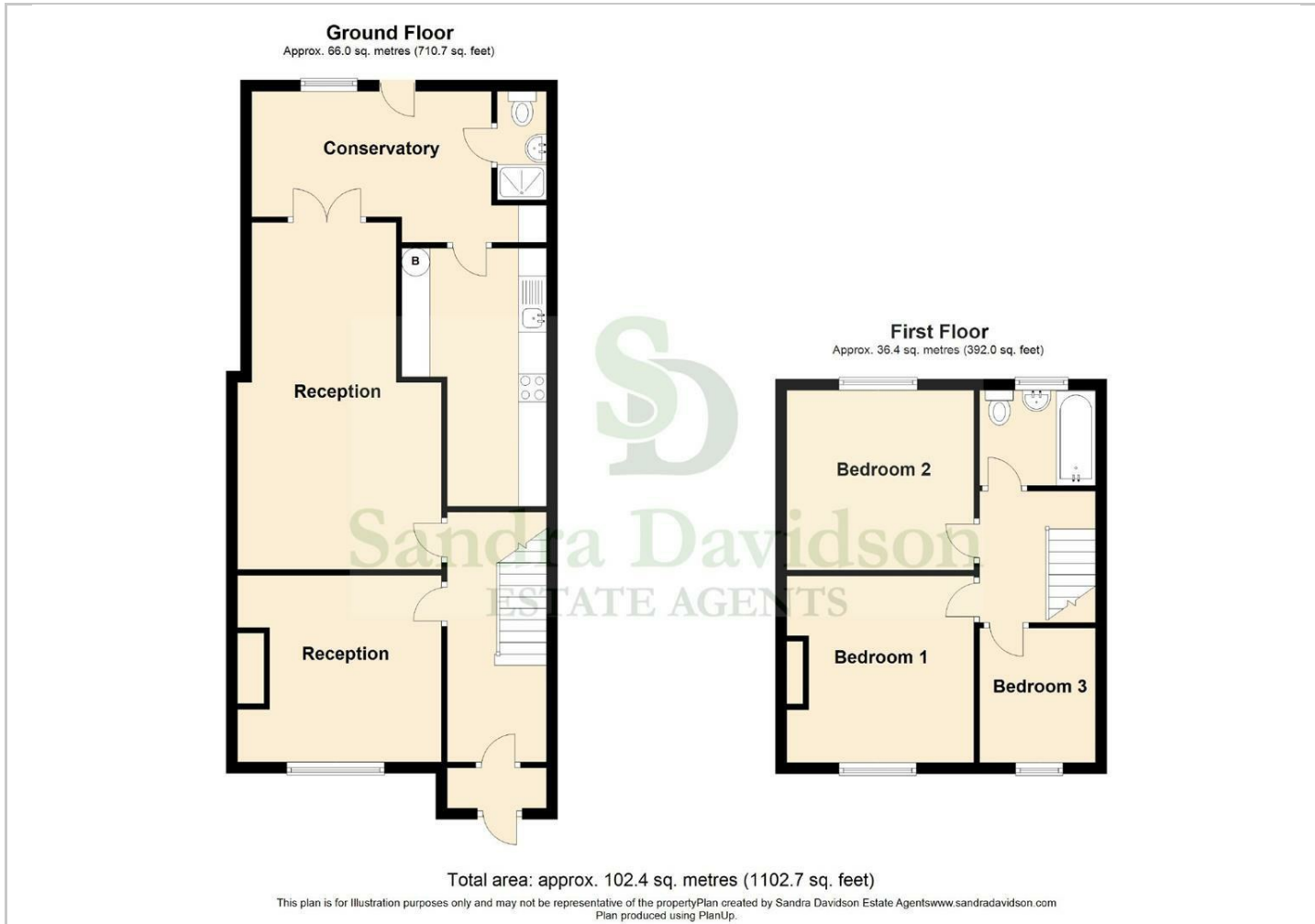


Directions





## Floor Plans



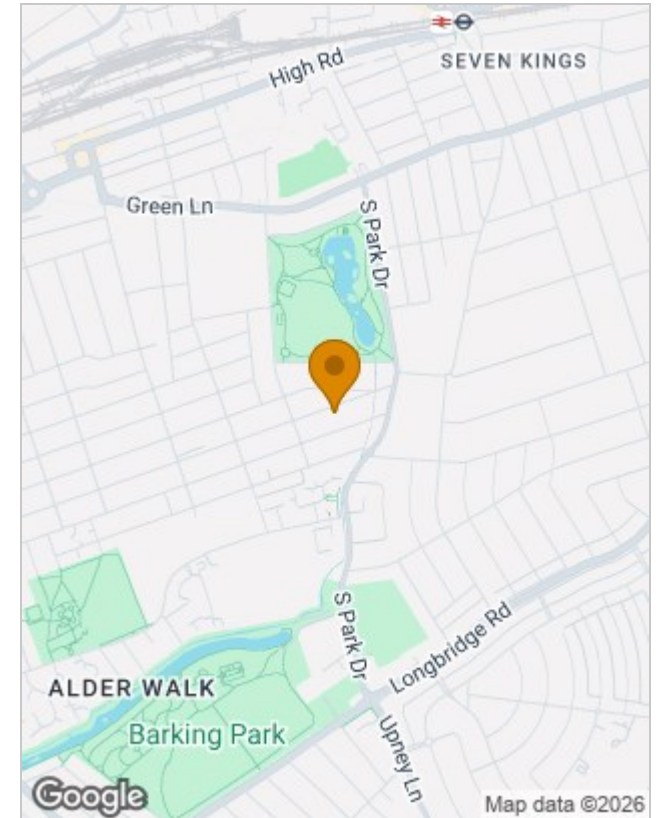
## Viewing

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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## Location Map



## Energy Performance Graph

