



37 Clifton Road, Ilford - IG2 7DG

£800,000 Freehold

Guid Price £800,000 - £900,000 • End-Of-Terrace Double Fronted Family Home • Extended & Renovated to a High Standard • Close to Newbury Park Station (Central Line) & the A12 • Lots of amenities & Places of Worship for a Variety of Faiths close by • Multi Functional House - Can be Adapted based on Individual Needs • Wash Room / WC Facility on Each Floor • Driveway for 2/3 Cars • Outbuilding in the Garden • Ready to Move In



**HIGHCASTLE
ESTATES**

020 3026 4420
sales@hceuk.com

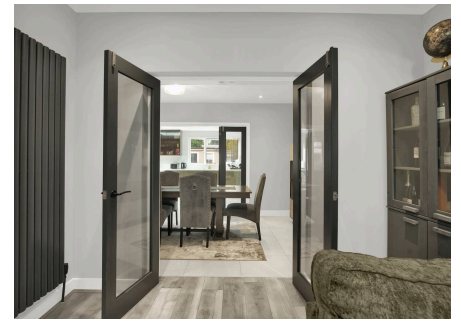
Spacious five bedroom end-terrace home near Newbury Park Station. Modern, versatile layout, multiple WCs, driveway, outbuilding, and close to amenities. Guide price £800,000 to £900,000.

Council Tax band: E

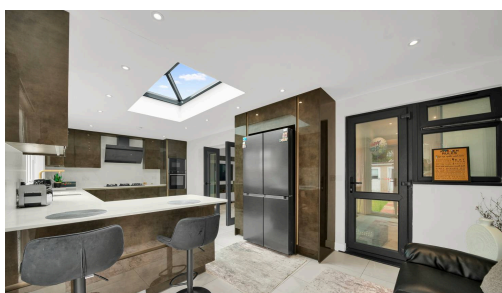
Tenure: Freehold

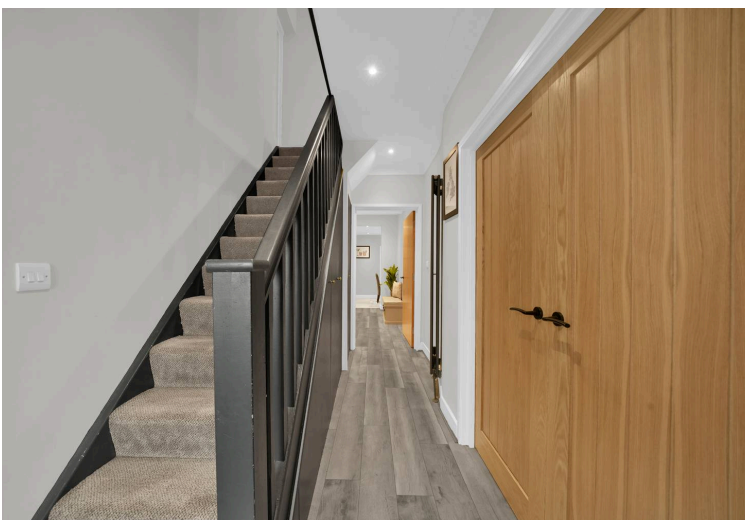
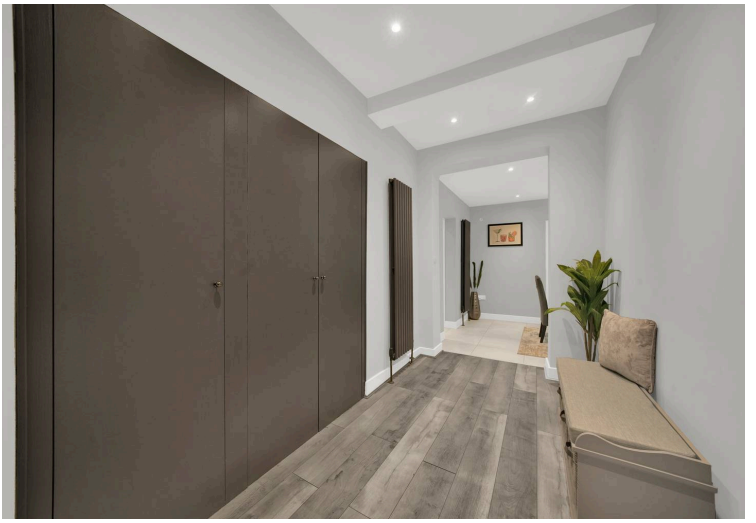
EPC Energy Efficiency Rating: C

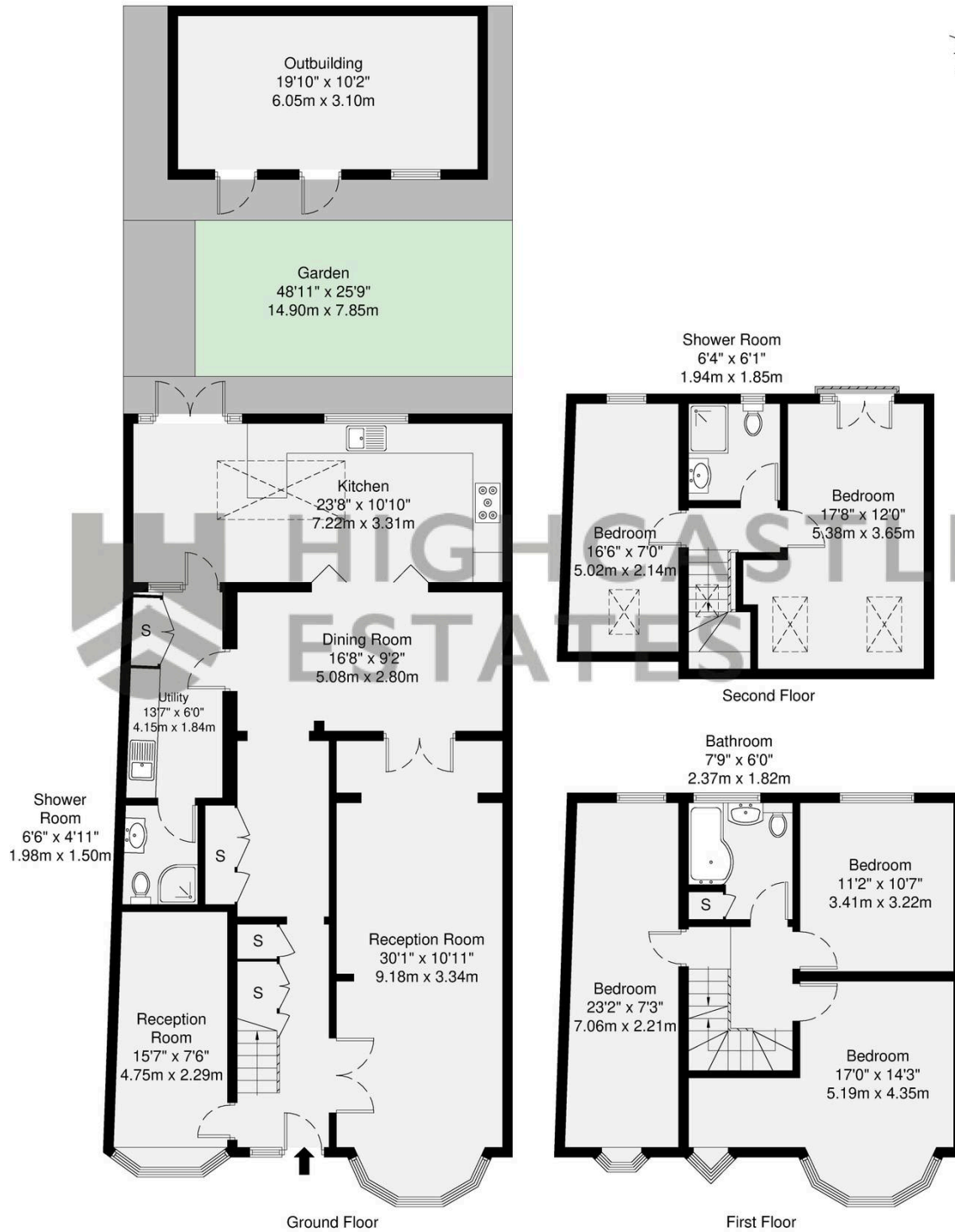
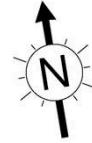
EPC Environmental Impact Rating: D



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GROSS INTERNAL AREA (GIA)
The footprint of the property
207 sq m / 2228 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.9 sq m / 42 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
116.9 sq m / 1258 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

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