



Asking Price £625,000

TENURE : FREEHOLD

Springfield Drive, IG2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Cranbrook Lettings Ltd
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This three-bedroom property is situated on Springfield Drive in Ilford, IG2. The home features as two reception rooms, providing a comfortable living space for residents. The layout includes a separate kitchen, which is designed to accommodate all necessary appliances, making it a functional space for meal preparation.

The exterior of the property includes a modest outdoor space, suitable for various uses such as gardening or outdoor seating.

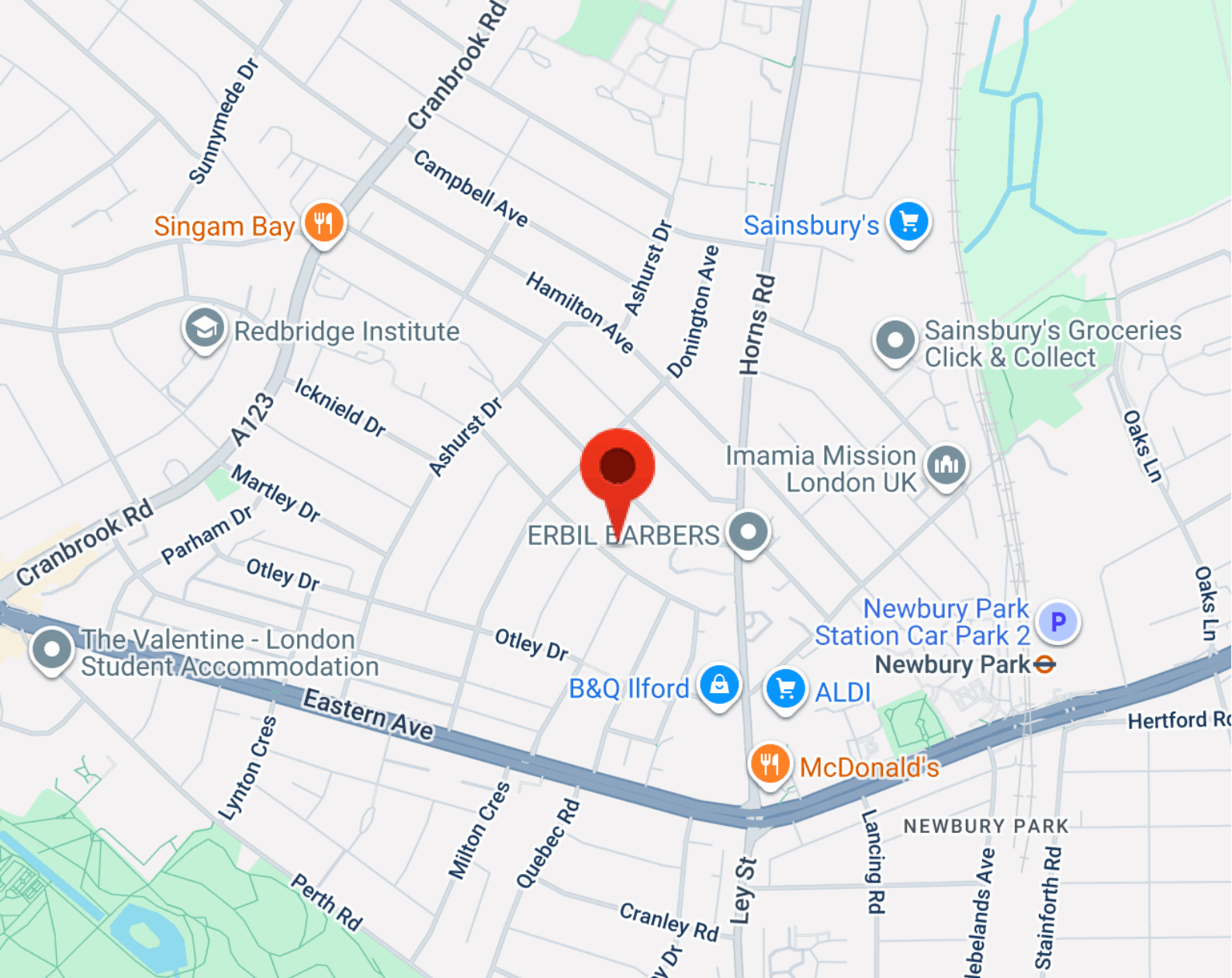
The First Floor consist of Three Bedroom and one family bathroom.

The location of the property offers convenient access to a range of local amenities. Ilford is well-served by public transport, with several bus routes and train services providing easy connections to central London and other parts of the city. Additionally, the area boasts a variety of shops, restaurants, and recreational facilities, ensuring that residents have everything they need within reach.

Contact us to arrange a viewing.

Cranbrook Lettings Ltd is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
		79
	63	
England, Scotland & Wales		
EU Directive 2002/91/EC		

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