



## Blythswood Road, Ilford - IG3 8SH

£650,000 Freehold

End of Terrace 5 Bedroom Victorian Style Family House • Close to Goodmayes / Seven Kings Station (Elizabeth Line) • Side Access to Rear of the Property • Extended to the Rear & Loft Converted • Large Out-Building in the Garden • Close to the Shops / Schools / Restaurants & Places of Worship • Ready to Move In • No Onward Chain

 **HIGHCASTLE  
ESTATES**

**020 3026 4420**  
**sales@hceuk.com**

Spacious 5-bed end terrace near Goodmayes and Seven Kings stations. Extended, loft converted, modern kitchen, 2 baths, outbuilding, no chain. Close to shops, schools, and amenities.

Council Tax band: D

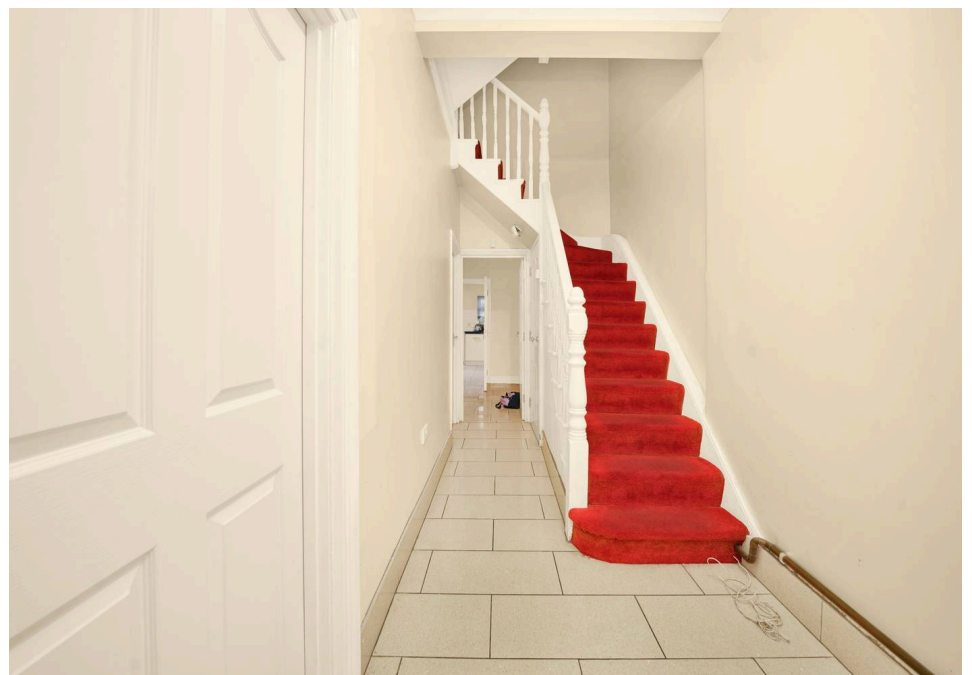
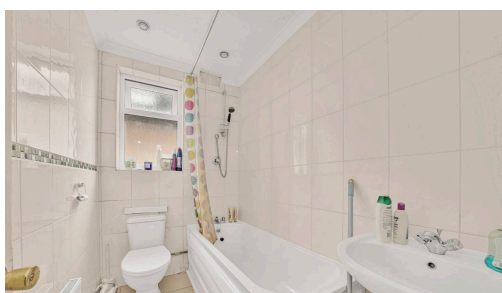
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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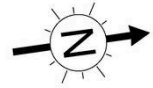




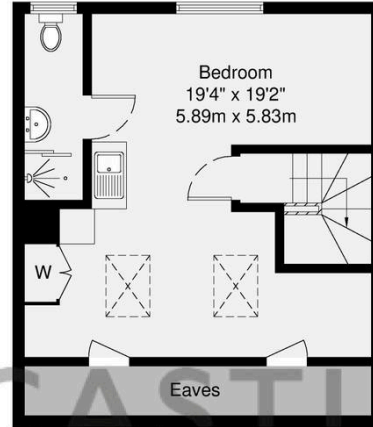
Shower Room  
8'2" x 2'11"  
2.50m x 0.90m



Ground Floor

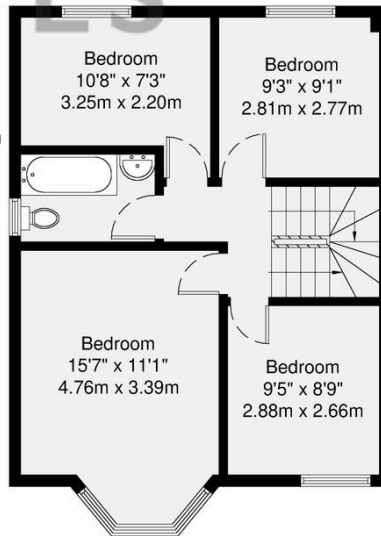


En-Suite  
10'6" x 3'5"  
3.20m x 1.03m



Second Floor

Bathroom  
7'6" x 4'10"  
2.28m x 1.48m



First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
157.4 sq m / 1694 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.5 sq m / 16 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
89.1 sq m / 959 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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