



Benton Road, Ilford, IG1 4AS

£575,000





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Benton Road

Iford, IG1 4AS

- EPC RATING D
- Two reception rooms
- Bathroom
- Off street parking
- Three bedrooms
- Kitchen
- Spacious garden
- CHAIN FREE

Nestled on Benton Road in the vibrant area of Iford, this charming house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the spacious garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. It offers a delightful retreat from the hustle and bustle of daily life.

Parking is available, adding to the practicality of this home. The location is particularly advantageous, being in close proximity to the Elizabeth Line, which provides excellent transport links to central London and beyond. Additionally, local amenities are just a stone's throw away, ensuring that all your daily needs are easily met.

This property is chain-free, allowing for a smooth and efficient purchasing process. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a convenient base for commuting, this house on Benton Road is a wonderful choice. Do not miss the chance to make this delightful home your own.



ENTRANCE

RECEPTION ONE 13'6" x 10'10" (4.12m x 3.32m)

RECEPTION TWO 11'6" x 11'5" (3.53m x 3.50m)

KITCHEN 7'11" x 7'9" (2.43m x 2.37m)

STORAGE 12'11" x 7'3" (3.96m x 2.21m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'5" x 11'1" (3.49m x 3.39m)

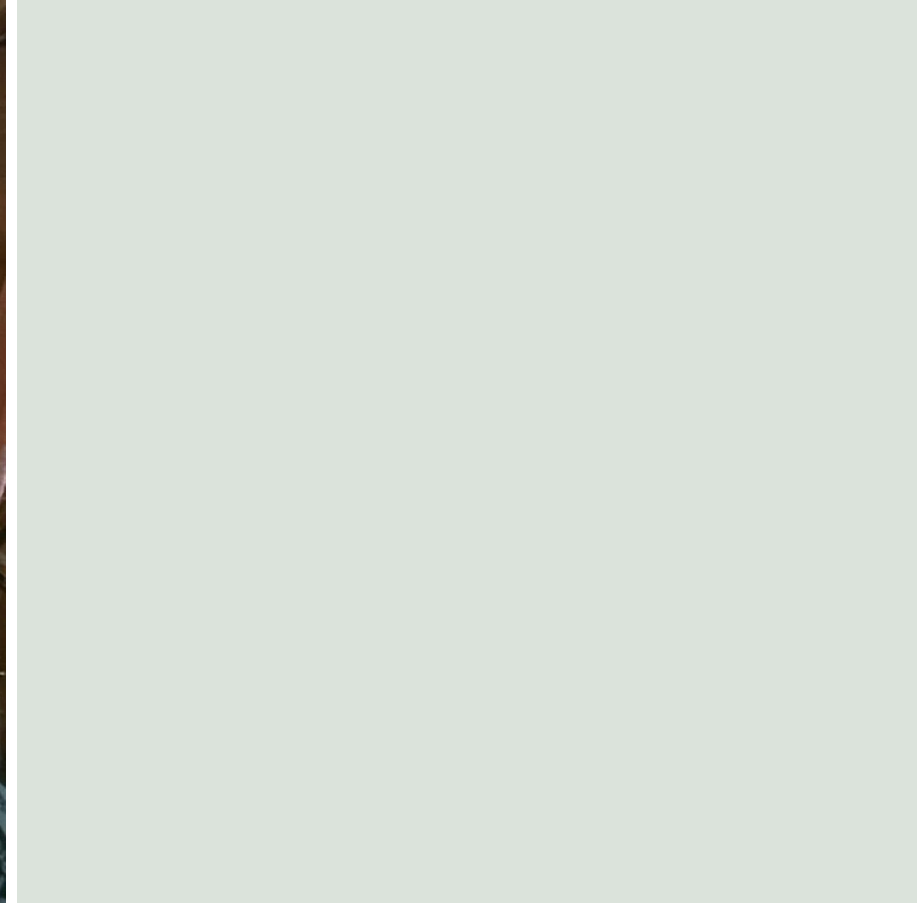
BEDROOM TWO 11'5" x 10'9" (3.48m x 3.28m)

BEDROOM THREE 8'0" x 7'10" (2.44m x 2.41m)

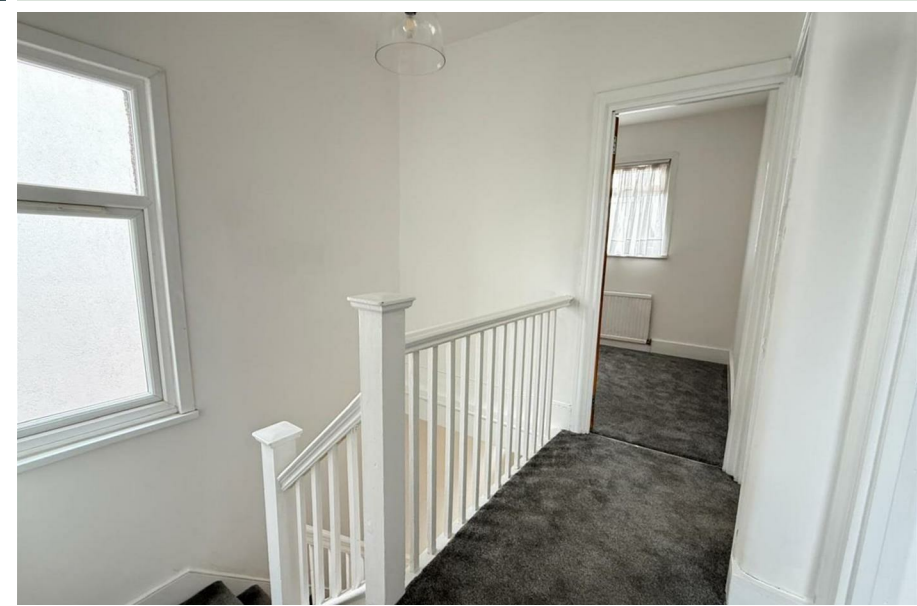
BATHROOM 6'6" x 5'8" (2.00m x 1.74m)

EXTERIOR 102' (31.09m)

AGENTS NOTE

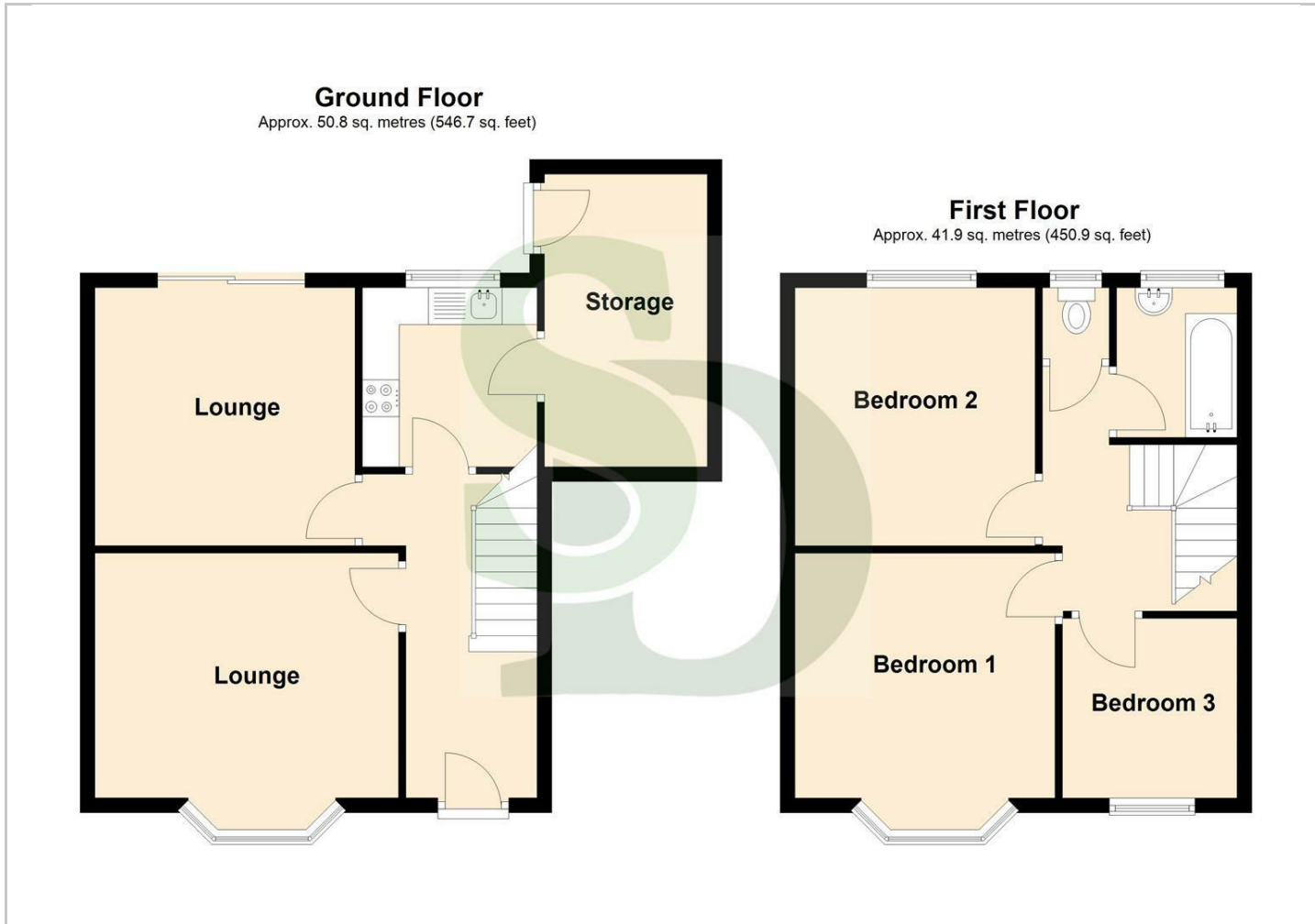


Directions





Floor Plans



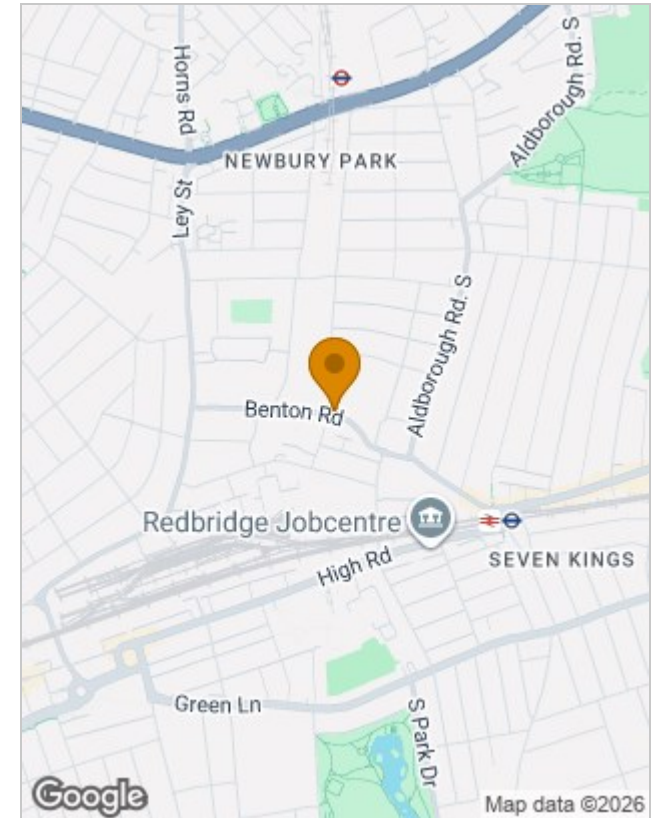
Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	