



Trenance Gardens, Ilford – IG3 9NG

£500,000 Freehold

Guide Price £500,000 – £550,000 • 2 Bedroom Semi-Detached Bungalow • Bungalow Estate Conservation Area • Garage on the side & Front Driveway • Potential to Extend / Renovate & Add Value • Close to Seven Kings Station (Elizabeth Line) • Side Access to the Mature Garden to the Rear • Close to Goodmayes Lane & Green Lane • No Onward Chain • Ready to Move In



**HIGHCASTLE
ESTATES**

020 3026 4420
sales@hceuk.com

Council Tax band: E

Tenure: Freehold

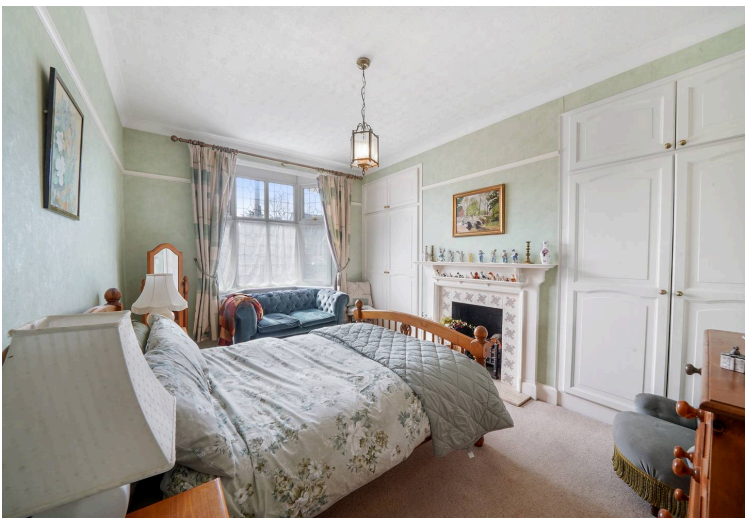
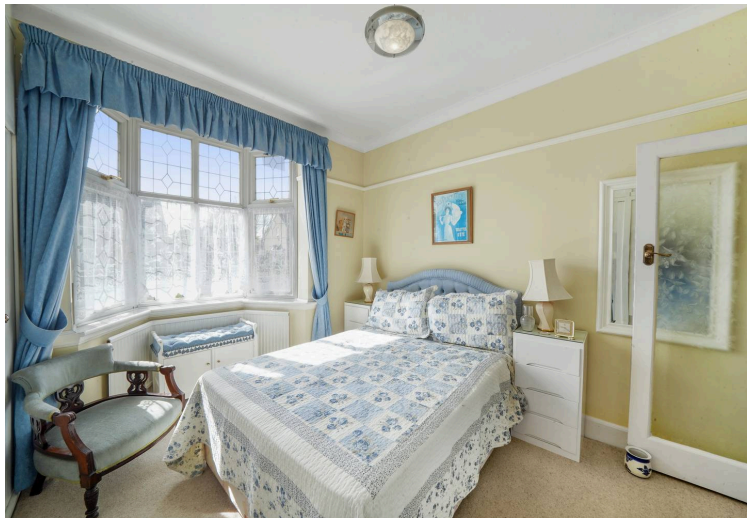
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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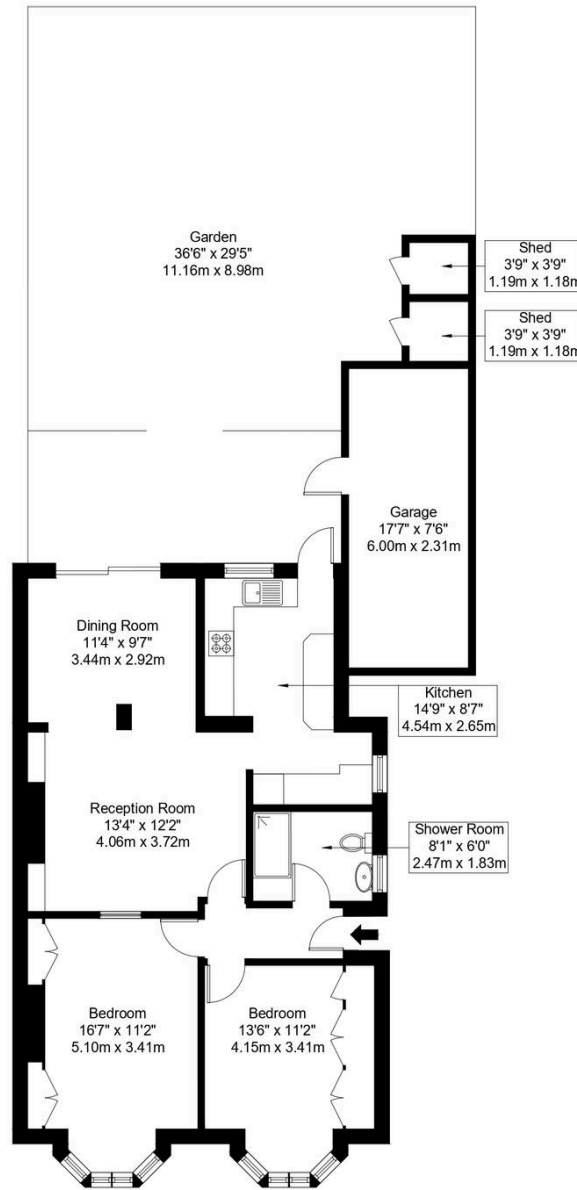
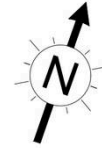
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Approx Gross Internal Area = 75.99 sq m / 817 sq ft

Sheds = 2.81 sq m / 30 sq ft

Garage = 14.36 sq m / 154 sq ft

Total = 93.16 sq m / 1002 sq ft



Ground Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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