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ESTATE AGENTS



Kingswood Road, Ilford, IG3 8UE

Offers In Excess Of £850,000





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# Kingswood Road

Ilford, IG3 8UE

- EPC D
- Five bedrooms
- Kitchen
- Off street parking
- Elizabeth Line
- End of terrace
- Two reception rooms
- Dining area
- Close to local amenities
- CHAIN FREE

Nestled on the charming Kingswood Road in Goodmayes, this delightful end terrace house offers a perfect blend of space and comfort for families or those seeking a generous living environment. With five well-proportioned bedrooms, this property provides ample room for relaxation and privacy.

The house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is designed to maximise both functionality and comfort, making it a wonderful place to call home.

This property is close to local amenities and easy access to Elizabeth Line. For those with vehicles, the property includes parking space for two cars, a valuable asset in this area.

Overall, this residence on Kingswood Road is a fantastic opportunity for anyone looking to settle in a vibrant neighbourhood with excellent amenities nearby. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.



## ENTRANCE

BASEMENT 22'11" x 5'8" (7.00m x 1.73m)

RECEPTION ONE 15'4" x 11'5" (4.69m x 3.48m)

RECEPTION TWO 12'5" x 11'4" (3.81m x 3.47m)

SHOWER ROOM/UTILITY ROOM  
10'3" x 7'4" (3.13m x 2.26m)

KITCHEN 11'1" x 10'2" (3.40m x 3.10m)

DINING AREA 27'6" x 9'2" (8.40m x 2.80m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 16'5" x 11'9" (5.01m x 3.60m)

BEDROOM TWO 10'11" x 10'2" (3.35m x 3.12m)

BEDROOM THREE 11'3" x 8'7" (3.45m x 2.64m)

BEDROOM FOUR 10'10" x 5'11" (3.32m x 1.81m)



SHOWER ROOM 7'9" x 5'0" (2.37m x 1.53m)

STAIRS TO SECOND FLOOR

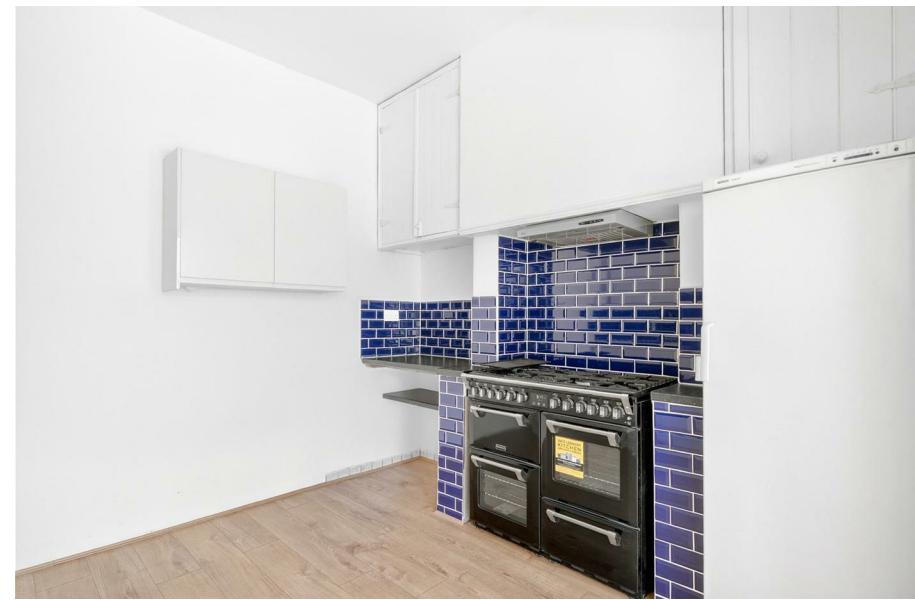
BEDROOM FIVE 18'2" x 13'11" (5.54m x 4.25m)

EXTERIOR circa 45' (circa 13.72m)

AGENTS NOTE

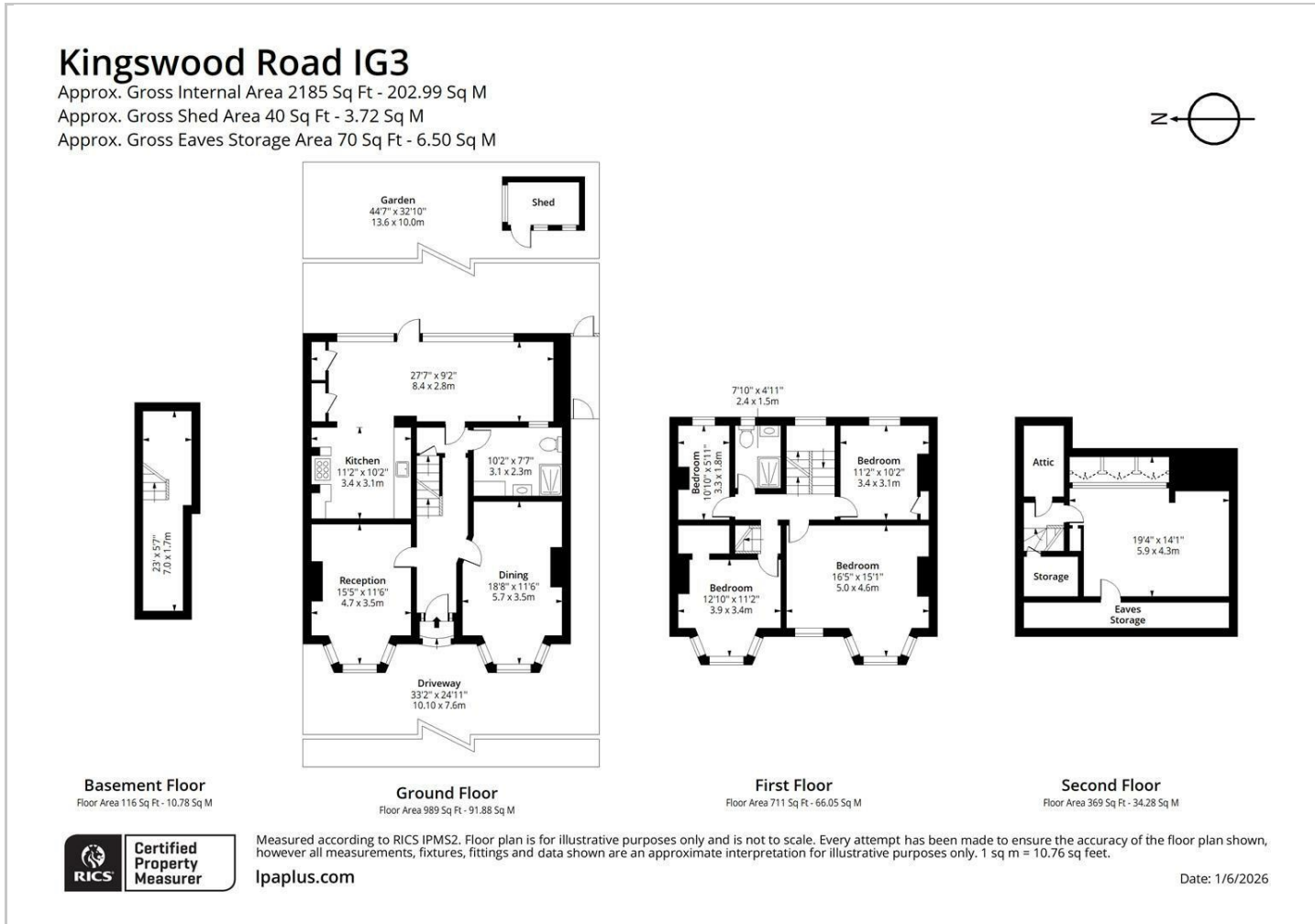
Disclaimer

Directions

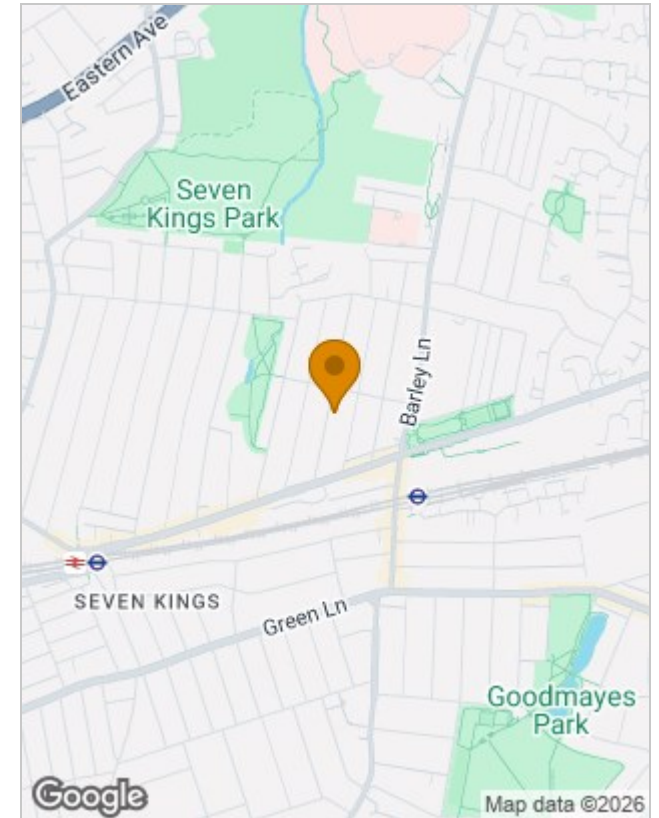




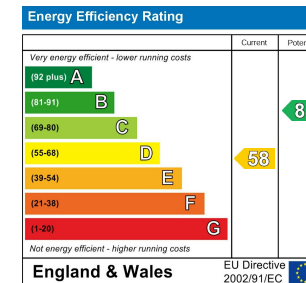
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.