



Guide Price
£575,000

Freehold

3x  1x  2x 

**Brockham Drive, Ilford,
Essex, IG2**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Extended to the rear to create a large kitchen/breakfast room
- Close to shops and local amenities
- With walking distance of both Gants Hill and Newbury Park stations
- Good selection of schools within the area
- Off street parking

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge : 13'4 x 12'9 (4.07m x 3.89m)
 Dining Room : 12'3 x 10'10 (3.74m x 3.30m)
 Kitchen/Breakfast Room : 18'5 x 8'7 (5.62m x 2.62m) plus 8'6 x 8'2 (2.59m x 2.49m)

FIRST FLOOR

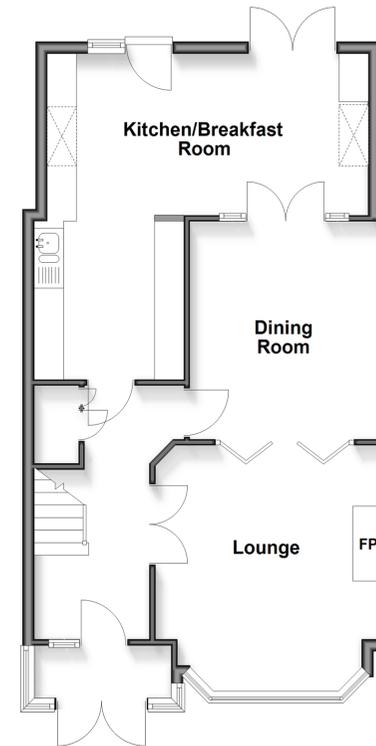
Landing
 Bedroom 1 : 13'10 x 11'11 (4.22m x 3.63m)
 Bedroom 2 : 12'0 x 10'10 (3.66m x 3.30m)
 Bedroom 3 : 8'10 x 7'5 (2.69m x 2.26m)
 Bathroom

OUTSIDE

Off Street Parking
 Rear Garden

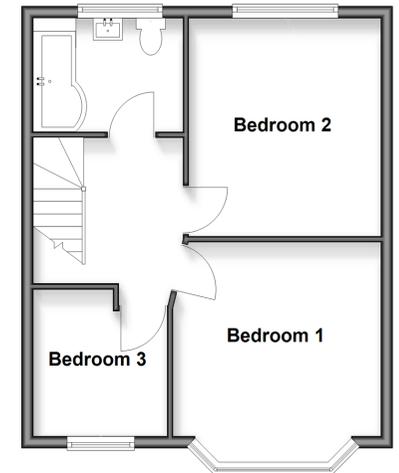
Ground Floor

Approx. 61.0 sq. metres (656.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Call Barkingside - 020 8551 4025 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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