



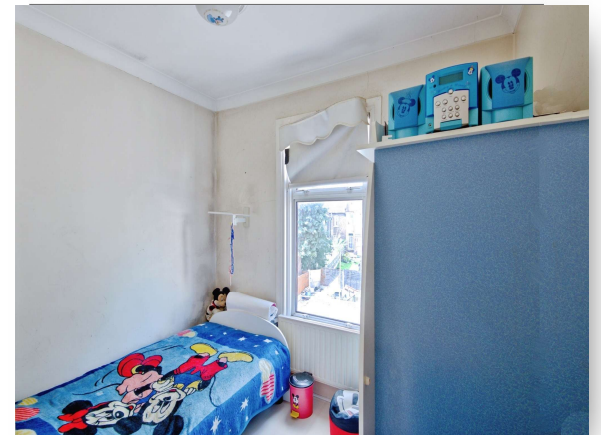
**Pelham Road, Ilford, IG1 1RF**

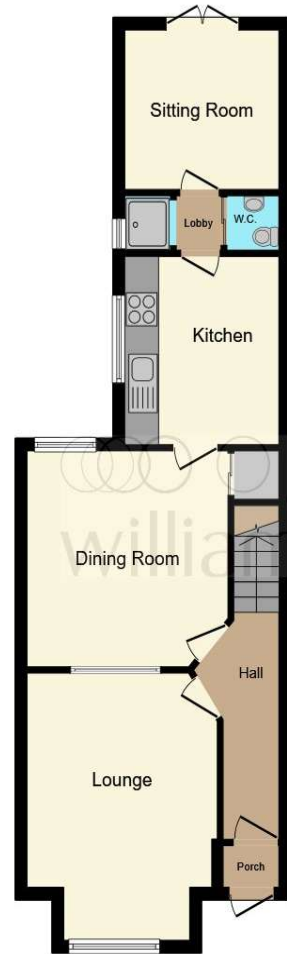


**welcome to**

**Pelham Road, Ilford**

CHAIN FREE Three Bedroom Mid-Terrace House conveniently situated for Seven Kings, Ilford and Goodmayes Train Stations, Bus Routes, Local Schools and Amenities.





**Ground Floor**



**First Floor**

### **Lounge/Reception One**

15' 6" into Bay x 11' 3" ( 4.72m into Bay x 3.43m )

### **Kitchen**

10' 2" x 8' 8" ( 3.10m x 2.64m )

### **Dining Room/Reception Two**

13' 3" x 11' 3" ( 4.04m x 3.43m )

### **Reception Three**

9' 1" x 8' 8" ( 2.77m x 2.64m )

### **Shower Room & Wc**

### **Garden**

### **Bedroom One**

14' 1" into Bay x 13' 6" ( 4.29m into Bay x 4.11m )

### **Bedroom Two**

11' 9" x 8' 7" ( 3.58m x 2.62m )

### **Bedroom Three**

8' 9" x 8' 9" ( 2.67m x 2.67m )

### **Family Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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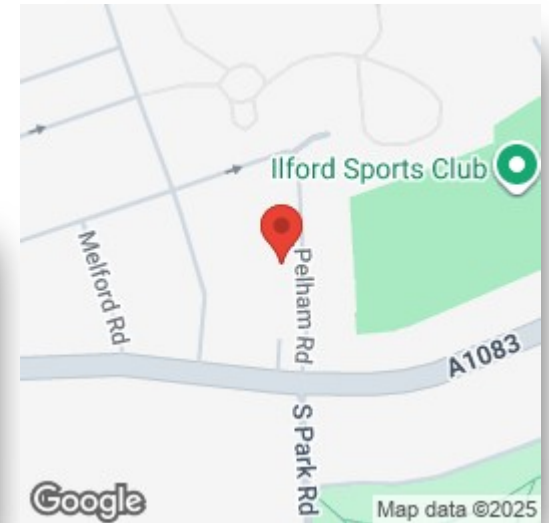
## **Pelham Road, Ilford**

- THREE BEDROOMS
- TWO BATHROOMS
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- THREE RECEPTION ROOMS
- CLOSE TO TRAIN STATIONS & BUS ROUTES

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£470,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BKG105338](http://williamhbrown.co.uk/Property/BKG105338)



Property Ref:  
BKG105338 - 0010

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