



## Hunter Road

, Ilford, IG1 2NW

Offers In Excess Of £425,000

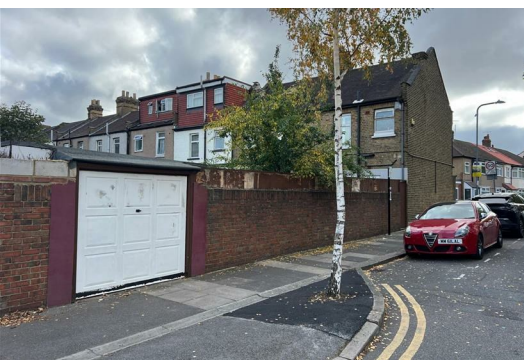
GUIDE PRICE £425,000 - £450,000

Nestled on the charming Hunter Road in Ilford, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout.

The kitchen area complements the living space, providing a functional area for meal preparation and family gatherings.

## Redbridge Council



## ENTRANCE

**LOUNGE** 15'11" x 10'7" (4.87m x 3.24m)

Double glazed window to front. Carpeted flooring. Radiator.

**KITCHEN** 15'3" x 10'5" (4.66m x 3.20m)

Range of wall and base units. Gas cooker with extractor fan above. Plumbing for washing machine and dryer.

## STAIRS TO FIRST FLOOR

**BEDROOM ONE** 15'11" x 10'7" (4.87m x 3.24m)

Double glazed window to front. Carpeted flooring. Radiator.

**BEDROOM TWO** 10'6" x 8'9" (3.22m x 2.69m)

Double glazed window to rear. Carpeted flooring. Radiator.

**BATHROOM** 7'1" x 6'1" (2.16m x 1.87m)

Panelled bath, wash hand basin and low flush w.c.

**EXTERIOR** 37' (11.28m)

The rear garden is circa 37' in depth.

**GARAGE** 13'9" x 11'1" (4.21m x 3.39m)

Lighting and power points. Access from the side road.

## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

Client Money Protection

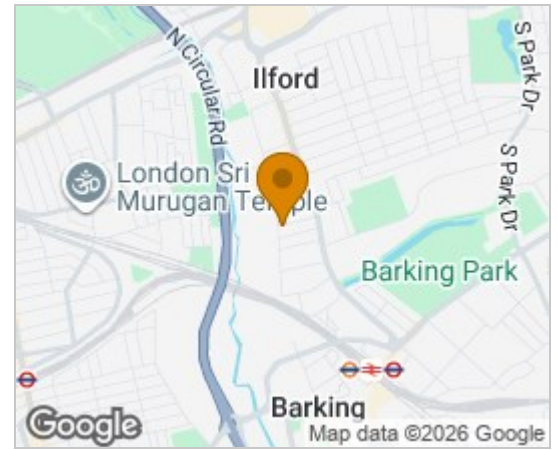
We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website: <https://www.sandradavidson.com/>

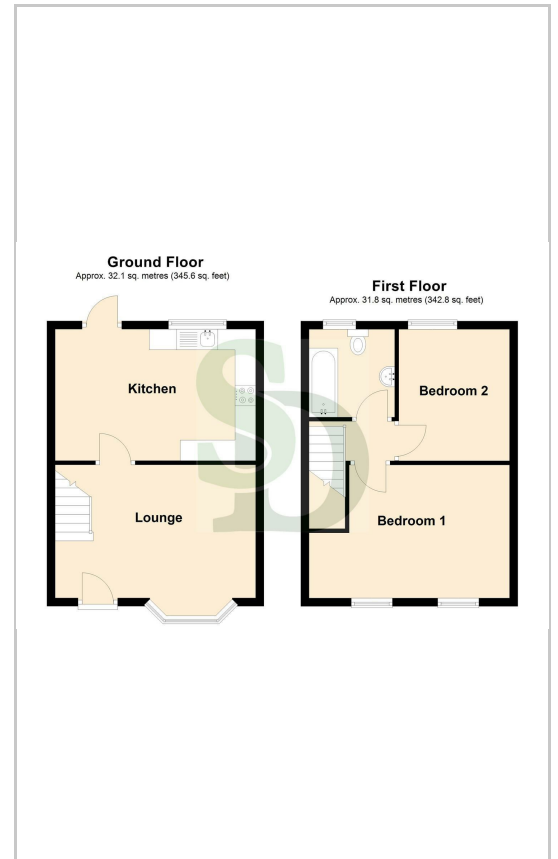
Redress

We hold independent redress with The Property Ombudsman

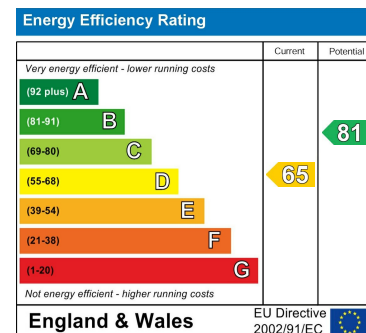
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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