



Northbrook Road, Ilford, IG1 3BN

Asking Price £640,000



# Northbrook Road

Ilford, IG1 3BN

Local Authority: Redbridge

Tax Band: D

- EPC RATING: 62D
- THREE GENEROUS BEDROOMS
- GATED SIDE ACCESS
- SCOPE TO FURTHER EXTEND & MODERNISE
- SOUGHT AFTER LOCATION
- 1920's BUILT - END TERRACED HOUSE
- TWO RECEPTIONS
- 125' REAR GARDEN
- CHAIN FREE!!
- CLOSE PROXIMITY TO ILFORD ELIZABETH LINE STATION

Sandra Davidson Estate Agents are delighted to present this charming end-terrace house located on the desirable Northbrook Road in Ilford. This delightful property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living for families or those seeking extra space for guests or a home office.

The house includes a well-appointed bathroom, ensuring convenience for all residents. The end-terrace position of the property not only enhances its appeal but also provides additional privacy and a sense of space.

Situated in a vibrant community, this home is conveniently located near local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. The surrounding area offers a blend of urban convenience and suburban charm, providing a perfect backdrop for modern living.

This property presents an excellent opportunity for those looking to invest in a home that combines comfort, space, and a prime location. We invite you to explore the potential of this lovely house and envision the possibilities it holds for you and your family.

The property is OFFERED CHAIN FREE and comprises:



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## ENTRANCE

Via own door into entrance hall with; fitted carpet, radiator, carpeted stairs to first floor, light, doors to:

## RECEPTION 15'0" x 14'8" (4.58m x 4.47m)

Double glazed bay window to front, radiator, fitted carpet, light, picture rail, timber fire surround with tiled insert

## LOUNGE 12'8" x 14'8" (3.86m x 4.47m)

Doubled glazed window to rear, two double glazed windows to flank, radiator, fitted carpet, light, brick built fire surround, door to storage area with fitted carpet, double glazed window to rear, light

## KITCHEN 9'1" x 7'9" (2.76m x 2.37m)

Fitted wall and base units, work surface with tiled splash-back, free standing four ring gas cooker with extractor hood over, one bowl sink with drainer, space and services for washing machine, vinyl flooring, ceiling light, double glazed window to rear, double glazed door to rear garden

## FIRST FLOOR LANDING

Fitted carpet, light, doors to:





**BEDROOM ONE** 15'7" x 12'5" (4.76m x 3.79m)  
Double glazed bay window to front, fitted carpet, light, radiator

**BEDROOM TWO** 12'6" x 12'0" (3.80m x 3.65m)  
Double glazed window to rear, radiator, fitted carpet, light

**BEDROOM THREE** 8'10" x 8'8" (2.70m x 2.63m)  
Double glazed window to front, fitted carpet, radiator, light, picture rail

**BATHROOM**  
Suite comprising; Bathtub with shower screen and shower over, low level WC, hand wash basin inset to vanity, radiator, vinyl flooring, light, double glazed window to rear, access to loft space

**EXTERIOR** 124'8" (38m)  
The rear garden measures approximately 125'

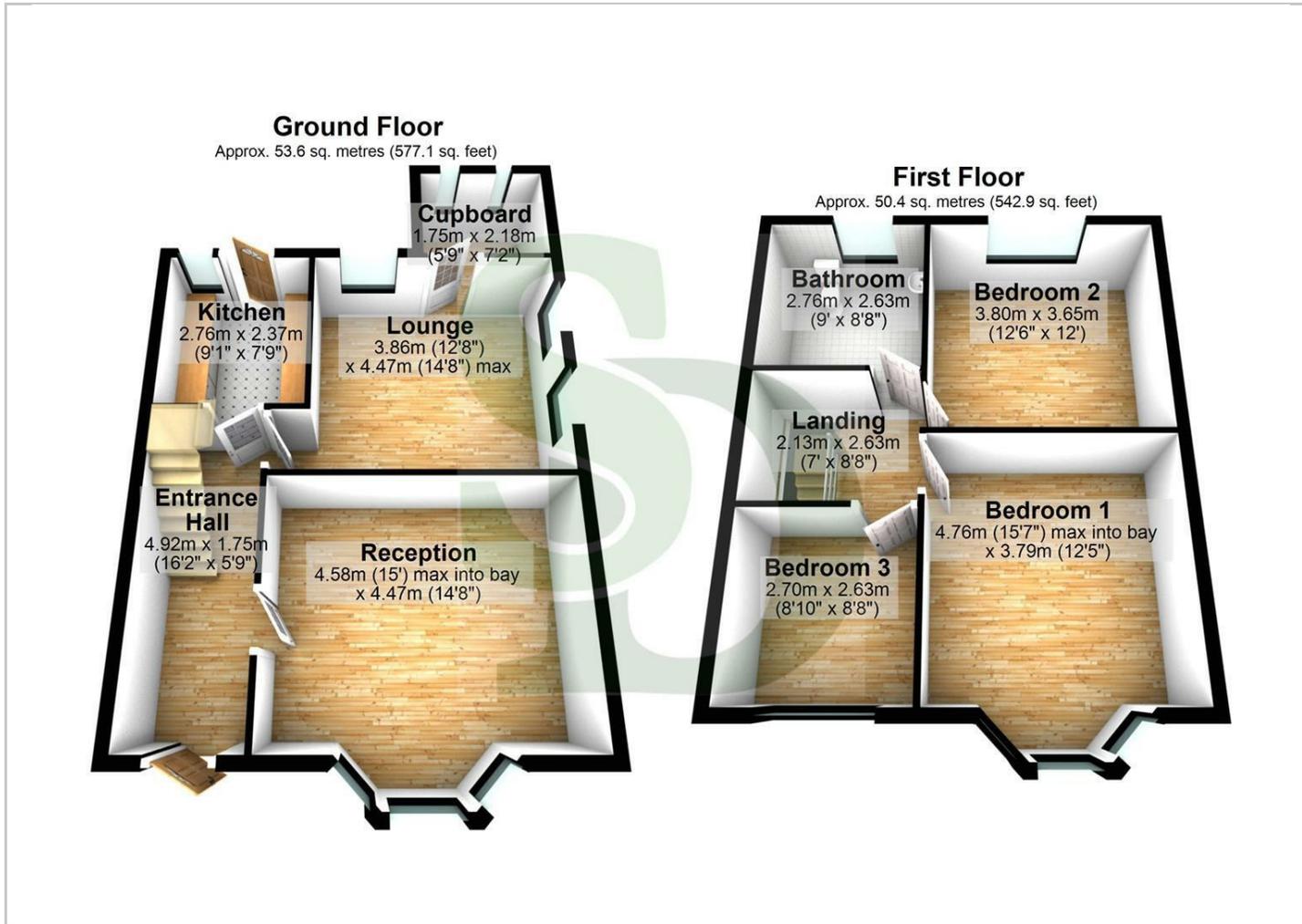
**Agents Note**  
None of the services or appliances have been tested by Sandra Davidson Estate Agents



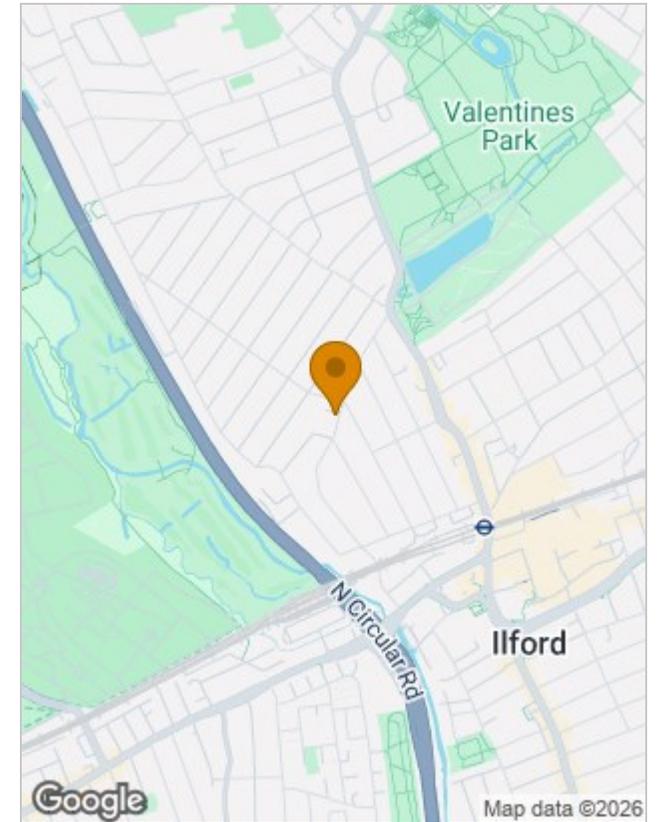




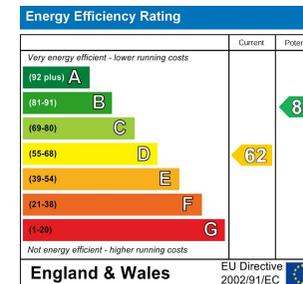
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 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.