



Blackthorn Road

, Ilford, IG1 2LB

Guide Price £475,000

Redbridge

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GUIDE PRICE £475,000 - £500,000

Nestled on the charming Blackthorn Road in Ilford, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. The layout of the property is thoughtfully designed, allowing for both privacy and communal living. There is a parking space for one car.

Situated in a vibrant area, residents will benefit from easy access to local amenities, schools, and transport links, making it an excellent choice for those commuting to London or exploring the surrounding areas.

This property on Blackthorn Road is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents a wonderful opportunity in a sought-after location. Do not miss the chance to view this charming residence and envision your future here.



ENTRANCE

OFFICE 7'10" x 5'6" (2.40m x 1.70m)

Double glazed window. Radiator.

KITCHEN/DINER 11'9" x 11'5" (3.60m x 3.50m)

Range of wall and base units. Gas cooker with extractor fan above. Built in oven. Plumbing for washing machine. Single bowl drainer sink unit.

CONSERVATORY 10'9" x 9'10" (3.30m x 3.00m)

Double glazed window surround. Doors leading to garden. Radiator.

CLOAKROOM 5'6" x 3'7" (1.70m x 1.10m)

Wash hand basin and low flush w.c.

STAIRS TO FIRST FLOOR

BEDROOM ONE 15'8" x 8'10" (4.80m x 2.70m)

Double glazed window. Radiator.

BEDROOM TWO 15'8" x 7'10" (4.80m x 2.40m)

Double glazed window. Radiator.

BATHROOM 8'10" x 5'10" (2.70m x 1.80m)

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

STAIRS TO SECOND FLOOR

BEDROOM THREE 15'5" x 15'1" (4.70m x 4.60m)

Double glazed window. Radiator.

EN-SUITE 7'6" x 7'6" (2.30m x 2.30m)

Shower cubicle, wash hand basin and low flush w.c.

EXTERIOR 23' (7.01m)

The rear garden is circa 23' in depth with side access via alleyway.

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/>

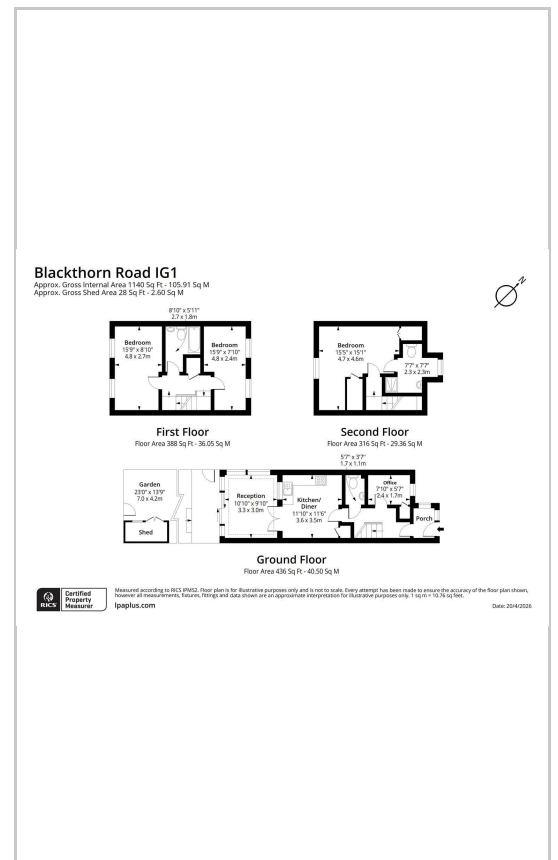
Redress

We hold independent redress with The Property Ombudsman

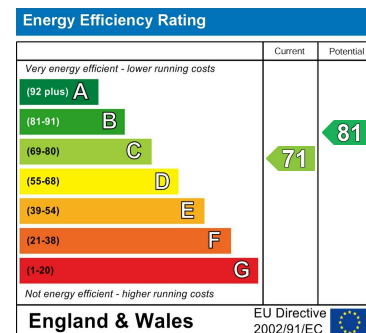
Area Map



Floor Plans



Energy Efficiency Graph



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