



## 40 Saxon Road, Ilford - IG1 2PD

£380,000 Freehold

3 Bedroom End of Terrace Property • Close to Iford Lane • Requires Modernisation Throughout • Potential to Extend & Add Value • Driveway & Good Size Garden • No Onward Chain



**HIGHCASTLE  
ESTATES**

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Victorian end terrace with 3 bedrooms, garden, driveway, and scope to extend. Needs modernisation. No chain. Near Iford Lane, schools, and amenities. Ideal project for buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:



- › 3 Bedroom End of Terrace Property
- › Close to Iford Lane
- › Requires Modernisation Throughout
- › Potential to Extend & Add Value
- › Driveway & Good Size Garden
- › No Onward Chain







GROSS INTERNAL AREA (GIA)  
The footprint of the property  
68.2 sq m / 734 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison VUE**

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