



27 Westwood Road, Ilford

Offers Over £500,000



27 Westwood Road

Ilford, Essex, IG3

Westwood Road, Ilford presents an exciting opportunity to acquire a charming three-bedroom mid-terrace home, ideal for families, first-time buyers, and investors alike. Offering approximately 1,099 sq ft of well-proportioned accommodation, the property features a bright and spacious through lounge, fitted kitchen, conservatory, and convenient ground floor W.C.

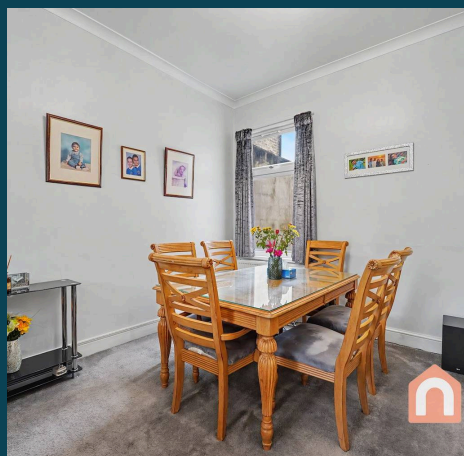
Upstairs, there are three well-sized bedrooms, perfect for growing families or those needing flexible work-from-home space.

A standout feature is the excellent scope to extend, reconfigure, and add value (subject to the usual planning consents), making this a home with genuine long-term potential.

Further benefits include a generous rear garden with a large multipurpose shed, off-street parking, and a highly convenient location close to Goodmayes Station, local schools, shops, and everyday amenities.

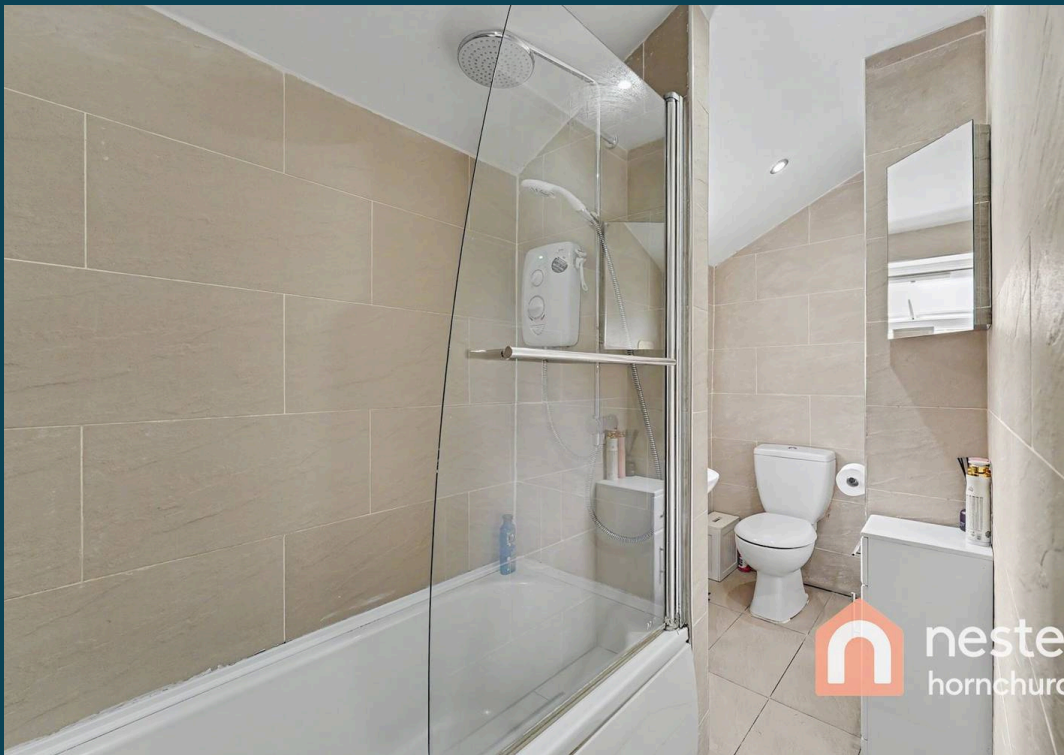
Tenure: Freehold

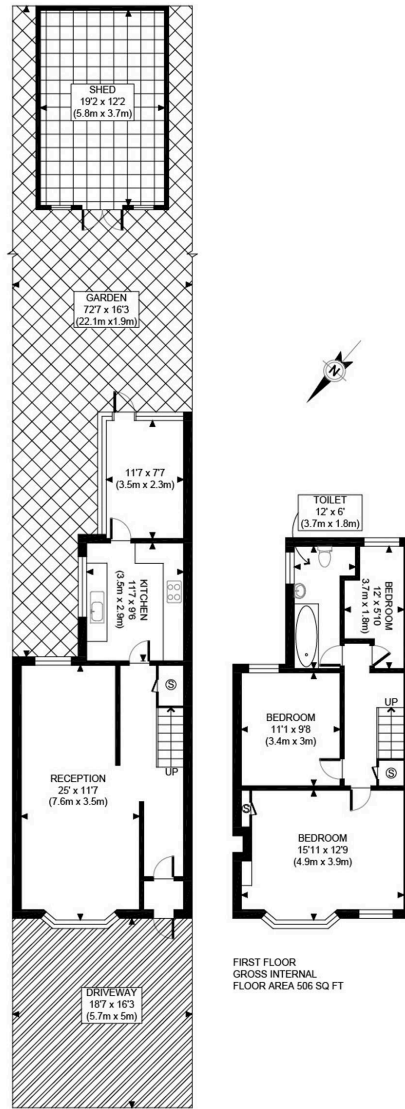
Council Tax Band: C





- **Reception – 7.6m x 3.5m**
Double glazed window. Radiator.
- **Kitchen – 3.5m x 2.9m**
Range of wall and base units. Gas cooker point. Single bowl drainer sink unit.
- **Main Bedroom – 4.9m x 3.9m**
Double glazed window. Radiator.
- **Bedroom 2 – 3.4m x 3m**
Double glazed window. Radiator.
- **Bedroom 3 – 3.7m x 1.8m**
Double glazed window. Radiator.
- **Bathroom – 3.7m x 1.8m**
Power shower. Full size panelled bathtub. Wash Basin. W.C. Double glazed window. Radiator.
- **Shed – 5.8m x 3.7m**
Wooden
- **Conservatory**
W.C. Storage Space.
- **Rear Garden – 22.12m x 4.95m**
Paved / Grass
- **Front Garden – 5.7m x 5m**





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 506 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 593 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 1099 SQ FT / 102 SQM</p> <p><small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small></p>	<p>Westwood Rd</p> <p>date 12/05/20</p> <p>photoplan</p>
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