



Guide Price
£470,000

Freehold

3x 1x 1x

**Ley Street, Ilford, Essex,
IG1**



Main features

- Semi-detached house close to Ilford Town Centre
- Bus & road links to Ilford station/Elizabeth Line
- Some updating required
- CHAIN FREE
- Close to good Primary & Secondary schools
- Ground floor bathroom

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 13'7 x 11'4 (4.14m x 3.46m)

Dining Room: 11'8 x 11'5 (3.56m x 3.48m)

Kitchen/Breakfast Room: 15'3 x 8'0 (4.65m x 2.44m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 14'6 x 11'9 (4.42m x 3.58m)

Bedroom 2: 11'9 x 9'4 (3.58m x 2.85m)

Bedroom 3: 11'3 x 8'2 (3.43m x 2.49m)

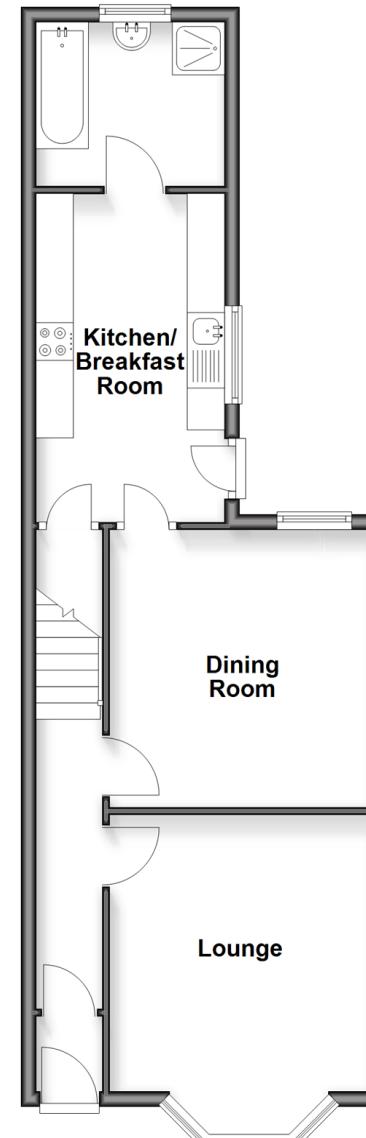
Separate Toilet

OUTSIDE

Front and Rear Garden

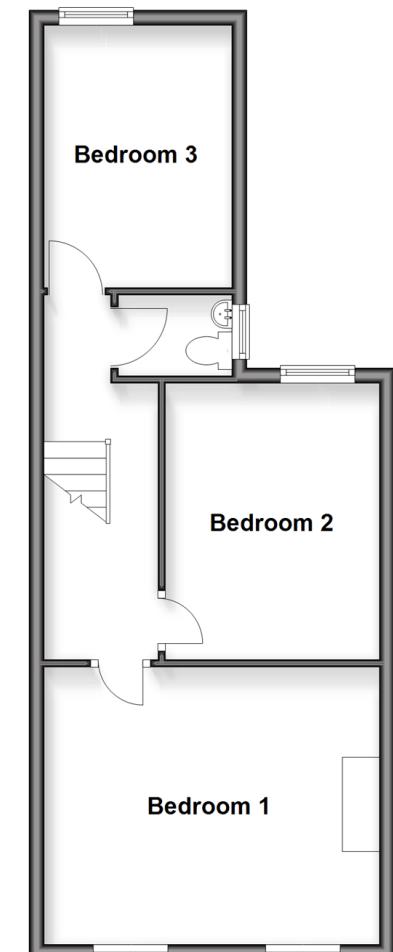
Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



Call Ilford - 020 8518 0044 ■ douglasallen.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING
CURRENT: D(66) POTENTIAL: B(81)



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