



Gordon Road, Ilford, IG1 2XT

Guide Price £525,000





# Gordon Road

Ilford, IG1 2XT

- EPC TBC
- Lounge
- Bathroom
- Off street parking
- Four bedrooms
- Kitchen
- Lean to

GUIDE PRICE-£525,000-£550,000

Nestled on the charming Gordon Road in Ilford, this house presents an excellent opportunity for families or those seeking a spacious home. Boasting four well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property benefits from parking space for two vehicles, a valuable asset in this bustling area.

With its prime location in Ilford, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those commuting to London or exploring the surrounding areas. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the chance to make this lovely home your own.



ENTRANCE

LOUNGE

KITCHEN

LEAN TO

CLOAKROOM

STAIRS TO FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

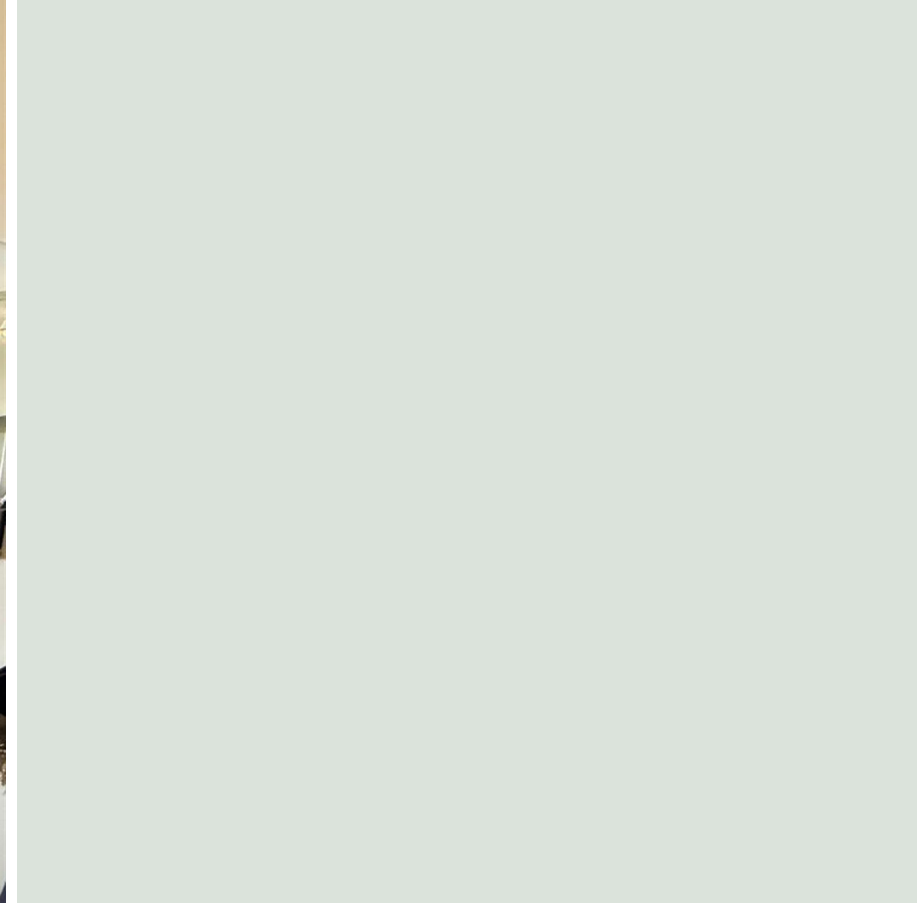
BATHROOM

STAIRS TO SECOND FLOOR

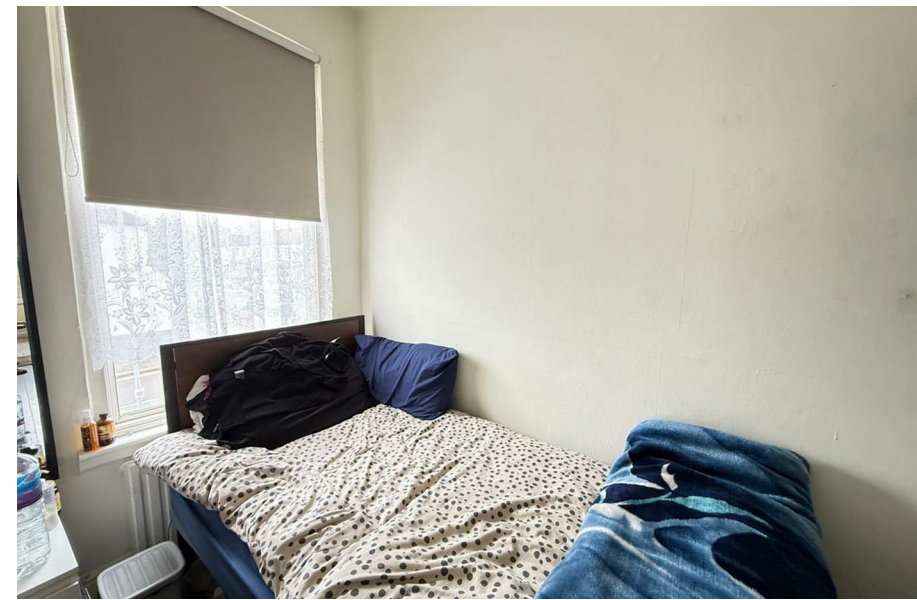
BEDROOM FOUR

EXTERIOR

AGENTS NOTE



Directions





## Floor Plans



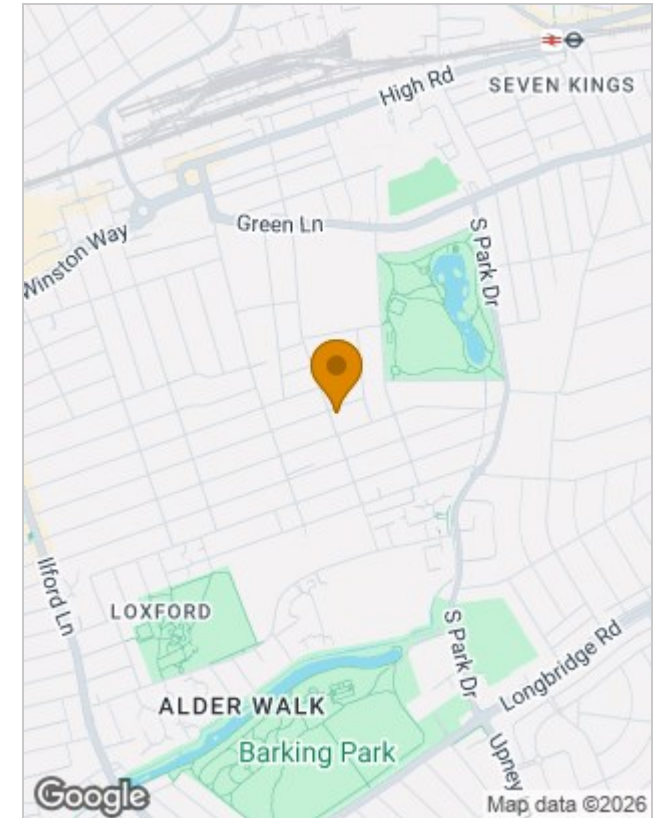
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		