



**Sandyhill Road, Ilford, IG1 2ET**

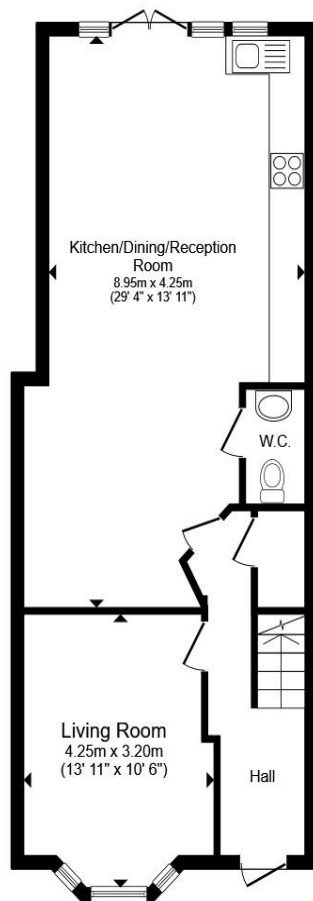


**welcome to**

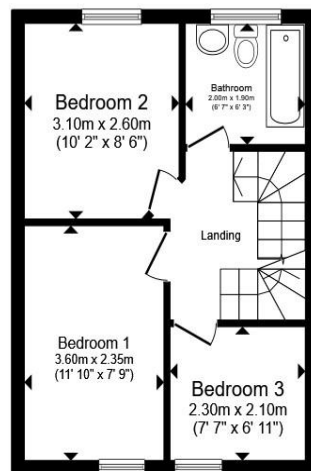
**Sandyhill Road, Ilford**

CHAIN FREE Four Bedroom Mid-Terrace House situated just off Ilford Lane with all its Amenities, with easy access to Ilford Station.

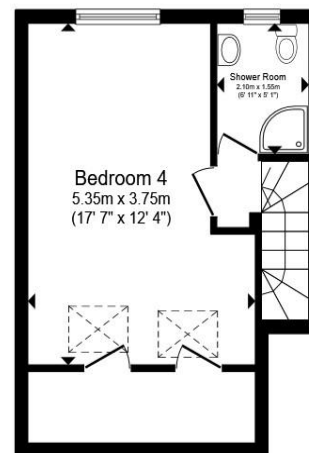




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 116.5 m<sup>2</sup> (1,254 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Hallway

## Lounge

13' 11" into Bay x 10' 6" ( 4.24m into Bay x 3.20m )

## Kitchen/Dining/Reception

29' 4" Max x 13' 11" Max ( 8.94m Max x 4.24m Max )

## Ground Floor Wc

## Garden

## Bedroom One

11' 10" x 7' 9" ( 3.61m x 2.36m )

## Bedroom Two

10' 2" x 8' 6" ( 3.10m x 2.59m )

## Bedroom Three

7' 7" x 6' 11" ( 2.31m x 2.11m )

## First Floor Bathroom

6' 7" x 6' 3" ( 2.01m x 1.91m )

## Bedroom Four (loft)

17' 7" x 12' 4" ( 5.36m x 3.76m )

## Shower Room (loft)

6' 11" x 5' 1" ( 2.11m x 1.55m )

welcome to

## Sandyhill Road, Ilford

- WILLIAM H BROWN BARKING EXCLUSIVE
- CHAIN FREE
- HEAVILY EXTENDED
- CLOSE TO ILFORD LANE & ILFORD STATION
- DECORATED TO A HIGH STANDARD

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£625,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BKG105550](http://williamhbrown.co.uk/Property/BKG105550)



Property Ref:  
BKG105550 - 0003

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William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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