



Audley Gardens, Ilford, IG3 9LB

£600,000





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Audley Gardens

Iford, IG3 9LB

- EPC C
- Two reception rooms
- Two bathrooms
- Close to Elizabeth Line
- Three bedrooms
- Kitchen
- Off street parking

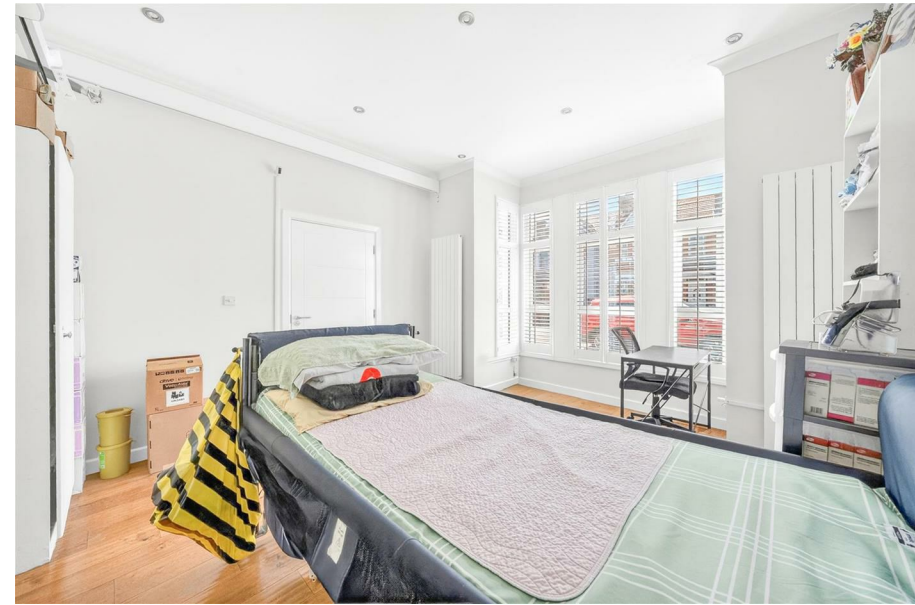
Nestled in the charming area of Audley Gardens, Seven Kings, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The house features two modern bathrooms, ensuring that morning routines run smoothly for everyone. The property also includes parking for one vehicle, a valuable asset in this bustling area.

Residents will appreciate the excellent transport links, with the Elizabeth Line nearby, providing swift access to central London and beyond. Public transport options are plentiful, making commuting a breeze.

In addition to its transport advantages, the property is conveniently located near local amenities, including shops, schools, and parks, catering to all your daily needs.

This house in Audley Gardens is not just a place to live; it is a home that offers a vibrant community and a lifestyle of ease. Do not miss the opportunity to make this lovely property your own.



ENTRANCE

RECEPTION ONE 15'1" x 13'5" (4.60m x 4.10m)

RECEPTION TWO/KITCHEN 28'2" x 19'8" (8.60m x 6.00m)

SHOWER ROOM 11'9" x 8'6" (3.60m x 2.60m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 15'1" x 11'1" (4.60m x 3.40m)

BEDROOM TWO 13'1" x 9'6" (4.00m x 2.90m)

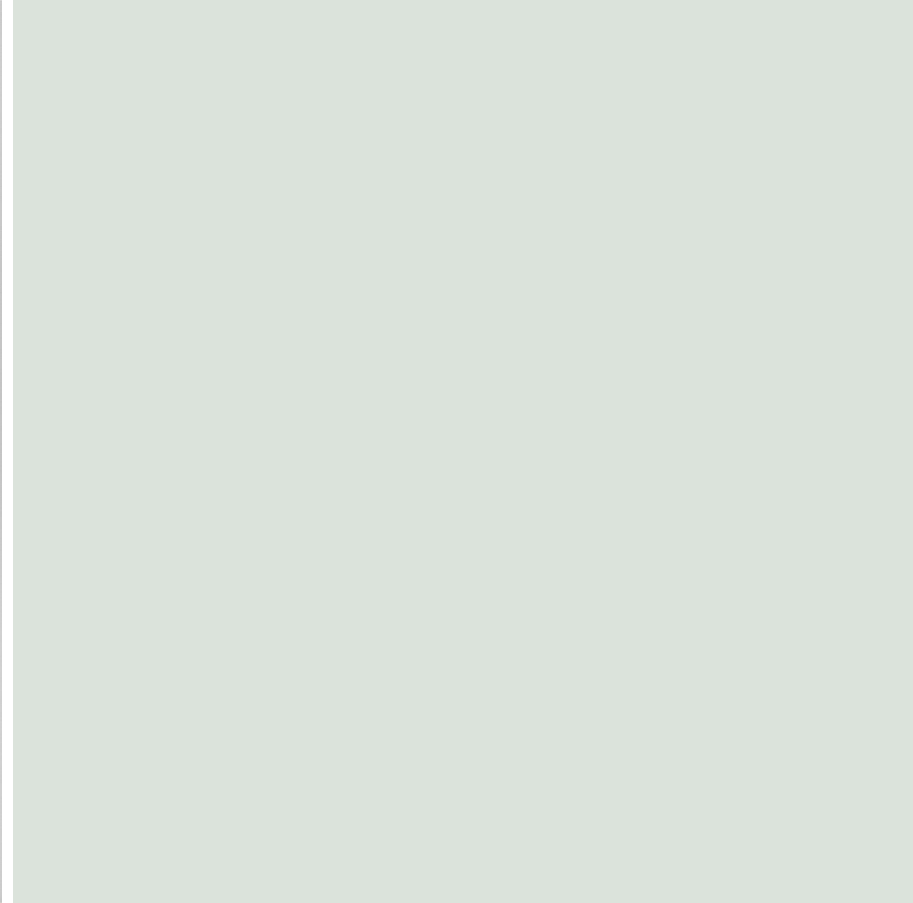
BEDROOM THREE 8'10" x 8'6" (2.70m x 2.60m)

BATHROOM 9'6" x 6'6" (2.90m x 2.00m)

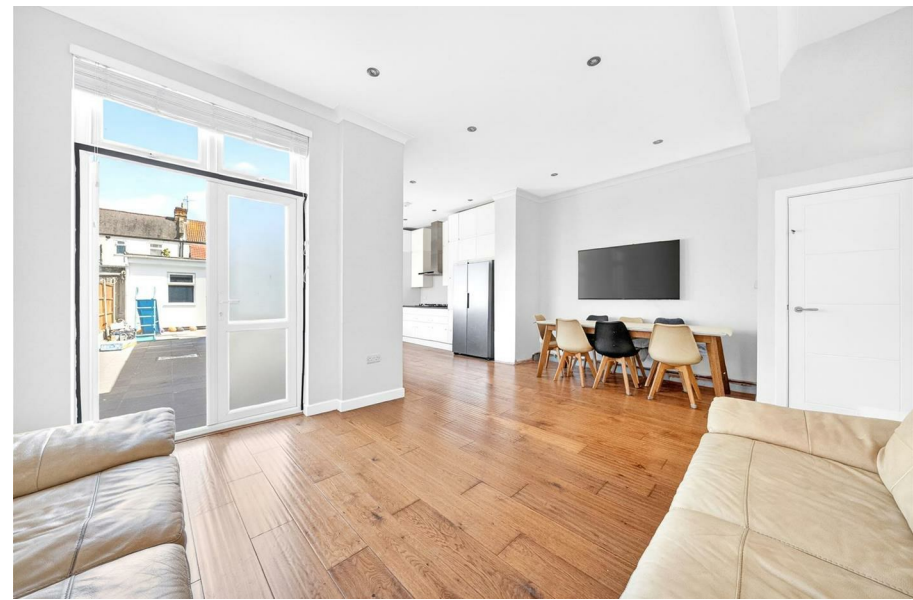
OUTBUILDING 17'4" x 9'6" (5.30m x 2.90m)

AGENTS NOTE

SELLERS NOTE



Directions

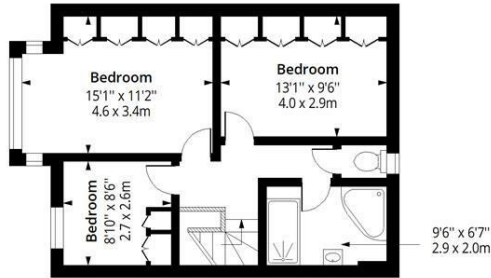




Floor Plans

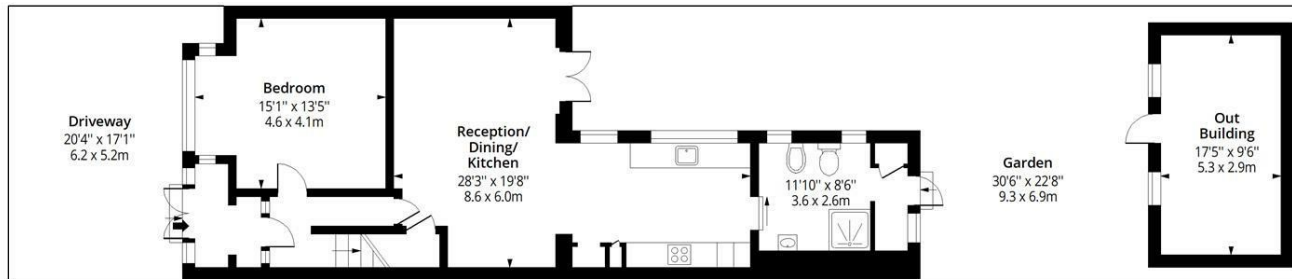
Audley Gardens IG3

Approx. Gross Internal Area 1341 Sq Ft - 124.58 Sq M
 Approx. Gross Out Building Area 165 Sq Ft - 15.33 Sq M



First Floor

Floor Area 529 Sq Ft - 49.14 Sq M



Ground Floor

Floor Area 812 Sq Ft - 75.43 Sq M

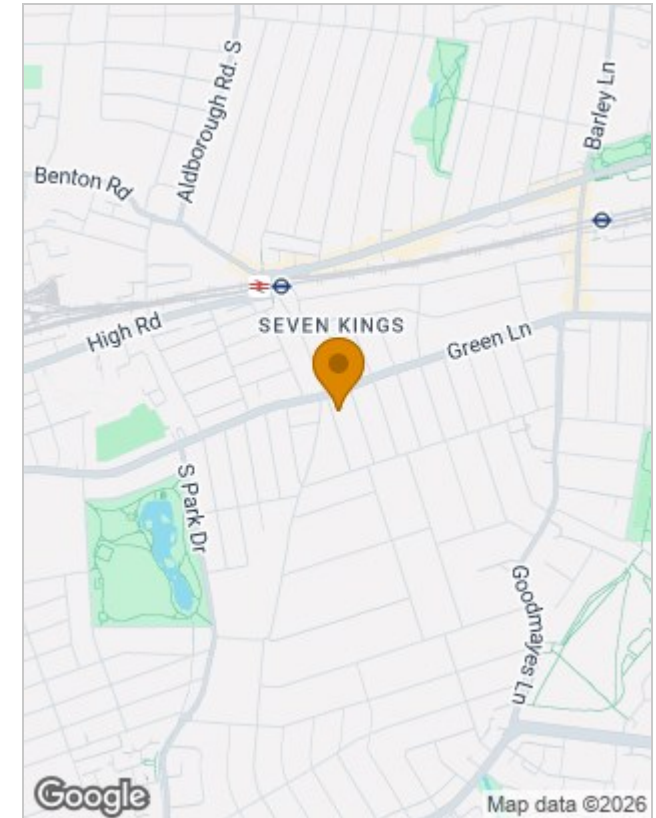


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 30/4/2026

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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