



**Asking Price £540,000**

**TENURE : FREEHOLD**

**Windsor Road, Ilford, IG1**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 2**

**Cranbrook Lettings Ltd**  
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**Cranbrook Lettings**  
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## STUNNING Three-BED, Two-BATH | ELIZABETH LINE | 6M EXTENSION APPROVED

The **Opportunity** Cranbrook Lettings is proud to present this exceptional, fully renovated three-bedroom family home, ideally located on a quiet residential street in the heart of Ilford. This end-of-terrace property has been meticulously upgraded to a premium standard, offering a turnkey move-in experience with significant future development potential already "unlocked." Offered with **No Forward Chain**.

### Interior Excellence & Efficiency

- **Fully Refurbished:** A total top-to-bottom renovation featuring contemporary finishes and high-quality fixtures throughout.
- **Rare 2-Bathroom Layout:** Thoughtfully redesigned to include **two luxury bathrooms**, providing essential convenience for modern family life.
- **Naturally Bright Living:** Comprises three well-proportioned bedrooms and two expansive reception rooms, offering flexible space for entertaining and relaxation.
- **EPC Rating C:** An exceptionally rare high-efficiency rating for the area.

### Strategic Development Potential

- **6-Metre Extension:** Full planning permission has been **APPROVED** for a substantial single-storey rear extension.
- **Infrastructure Ready for Future Annexe:** The owners have strategically laid **electricity cable, water pipe, and drainage** to the rear of the plot—**SUBJECT TO FULL PLANNING AND BUILDING CONTROL APPROVAL**. This saves a future owner thousands in excavation costs and weeks of disruption.

### Location & Lifestyle

- **Commuter Gold:** A short **12-minute walk to Ilford Station (Elizabeth Line)**, providing rapid access to Canary Wharf, the City, and Heathrow.
- **Family Friendly:** Close to Valentines Park, Ilford Exchange, and highly-regarded primary and secondary schools.
- **Parking:** Private front driveway with off-street parking.
- **Garden :** 24m x 5.6m , 78ft long.

Positioned within walking distance of Ilford Station (Elizabeth Line), the property enjoys excellent transport connections, offering fast and direct access to Central London, Canary Wharf, and Heathrow Airport. Local amenities are plentiful, including Ilford Exchange Shopping Centre, a wide selection of supermarkets, cafes, restaurants, and well-regarded primary and secondary schools. The open green spaces of Valentines Park are also close by, ideal for leisure and family activities.

This outstanding home successfully combines traditional character with modern design, presenting a fantastic opportunity to secure a high-quality property in a rapidly growing and well-connected area.

**EPC Rating: C**

**Council Tax Band: C**

No Forward Chain.

All information is provided in good faith by Cranbrook Lettings and is believed to be accurate at the time of publication. However, no representation or warranty is made as to the accuracy, completeness, availability, or condition of the property. Prospective tenants are advised to conduct their own independent enquiries prior to entering into any agreement.

Property Disclaimers: The images above or video sent may not be a true likeness of the House / apartment and are for illustration purposes only. Even though you can view a property virtually or via video, we highly recommend that you actually view the property in person.

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.

Viewing is highly recommended to fully appreciate the quality, space, and location this home has to offer. Contact us to arrange a viewing.

<https://360tours.rehub.studio/view/e-Y2FoahxwrE?scene=435f4d94-cba2-4f9e-998c-64864b483b1c>

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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