



31 Leamington Gardens, Ilford

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Guide Price £550,000 - £575,000
- Three Well-Proportioned Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Two Modern Bathrooms
- Off-Street Parking
- Conservatory to the rear





Living Room

17' 0" x 13' 8" (5.19m x 4.17m)

Dining Room

13' 0" x 12' 0" (3.96m x 3.66m)

Conservatory

9' 7" x 11' 8" (2.92m x 3.56m)

Kitchen

13' 3" x 7' 3" (4.04m x 2.21m)

Bathroom

5' 7" x 6' 10" (1.70m x 2.08m)

Bedroom

17' 0" x 13' 0" (5.18m x 3.97m)

Bedroom

11' 10" x 11' 5" (3.61m x 3.48m)

Bedroom

9' 1" x 6' 8" (2.77m x 2.03m)

Bathroom

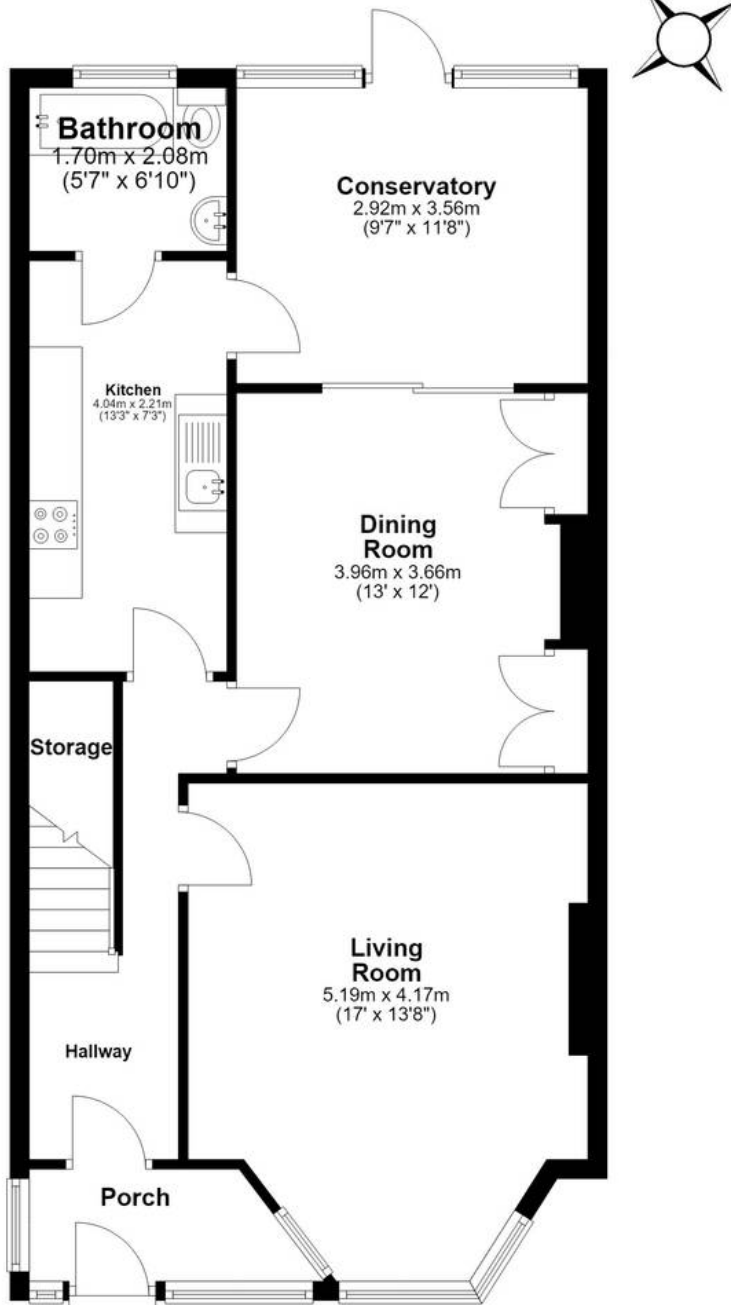
8' 9" x 8' 3" (2.67m x 2.51m)





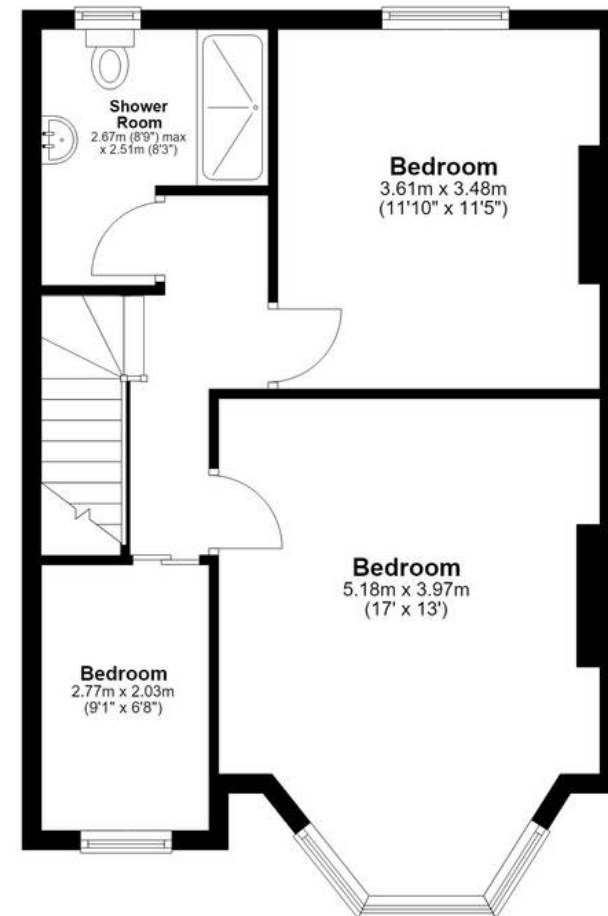
Ground Floor

Approx. 70.5 sq. metres (759.1 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



Total area: approx. 120.3 sq. metres (1295.4 sq. feet)



Bowden Bradley

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