



## Saxon Road

, Ilford, IG1 2PB

Guide Price £450,000

Guide Price £425,000 to £450,000

Nestled in the charming area of Saxon Road, Ilford, this delightful house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area.

Saxon Road is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. This home is perfect for anyone looking to settle in a welcoming neighbourhood while enjoying the comforts of a spacious and functional living environment. Don't miss the chance to make this lovely house your new home.

## Redbridge

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## Entrance Hall

Reception 23'7" x 10'10" (7.18m x 3.31m)

Dining Area 10'10" x 6'3" (3.30m x 1.90m)

Kitchen 9'1" x 9'2" (2.76m x 2.80m)

Bedroom 1 12'2" x 15'5" (3.71m x 4.70m)

Bedroom 2 11'4" x 7'11" (3.46m x 2.42m)

Bathroom

Bedroom 3 8'2" x 7'2" (2.50m x 2.18m)

Garden 34'5" (10.5)

## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

Client Money Protection

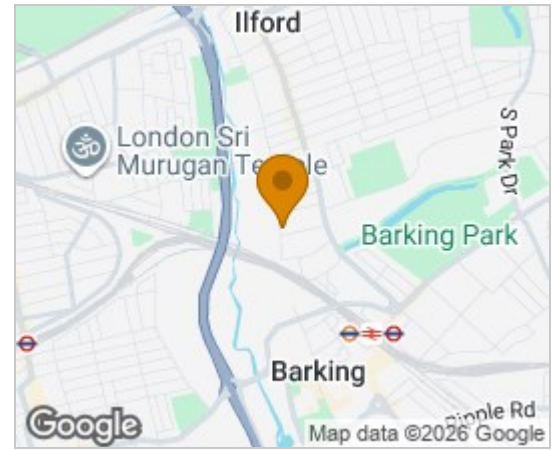
We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website: <https://www.sandradavidson.com/>

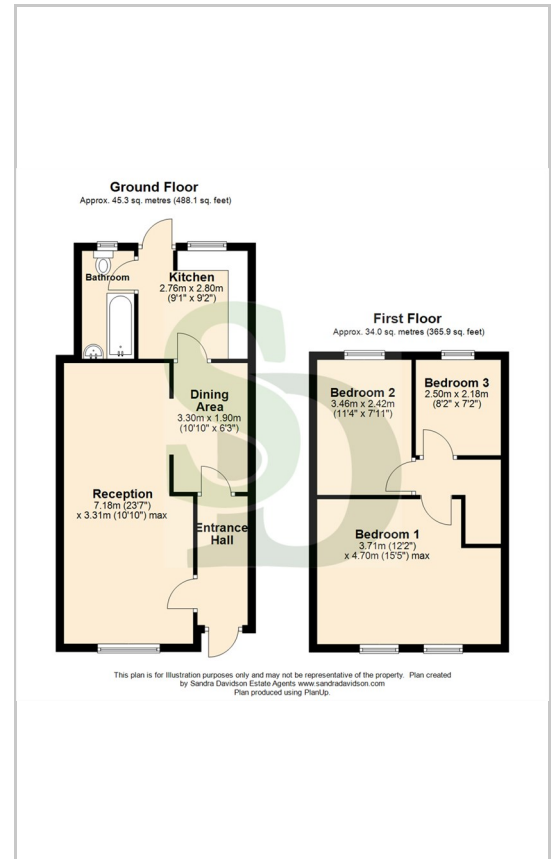
Redress

We hold independent redress with The Property Ombudsman

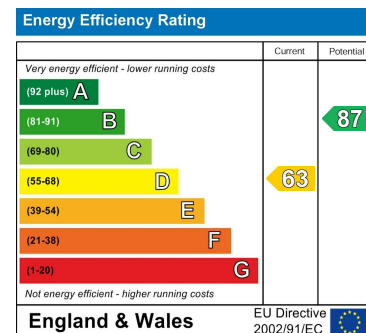
## Area Map



## Floor Plans



## Energy Efficiency Graph



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