



Blackthorn Road, Ilford, IG1 2LB

£495,000





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# Blackthorn Road

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- EPC RATING C
- Three bedrooms
- Kitchen
- Off street parking
- Middle terrace
- Lounge
- Bathroom
- Close to public transport

Nestled on the charming Blackthorn Road in Ilford, 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 inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. The layout of the property is thoughtfully designed, allowing for both privacy and communal living. There is a parking space for one car.

Situated in a vibrant area, residents will benefit from easy access to local amenities, schools, and transport links, making it an excellent choice for those commuting to London or exploring the surrounding areas.

This property on Blackthorn Road is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents a wonderful opportunity in a sought-after location. Do not miss the chance to view this charming residence and envision your future here.



## ENTRANCE

OFFICE 7'10" x 5'6" (2.40m x 1.70m)

KITCHEN/DINER 11'9" x 11'5" (3.60m x 3.50m)

CONSERVATORY 10'9" x 9'10" (3.30m x 3.00m)

CLOAKROOM 5'6" x 3'7" (1.70m x 1.10m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 15'8" x 8'10" (4.80m x 2.70m)

BEDROOM TWO 15'8" x 7'10" (4.80m x 2.40m)

BATHROOM 8'10" x 5'10" (2.70m x 1.80m)

## STAIRS TO SECOND FLOOR

BEDROOM THREE 15'5" x 15'1" (4.70m x 4.60m)

EN-SUITE 7'6" x 7'6" (2.30m x 2.30m)

EXTERIOR 23' (7.01m)

AGENTS NOTE



Directions

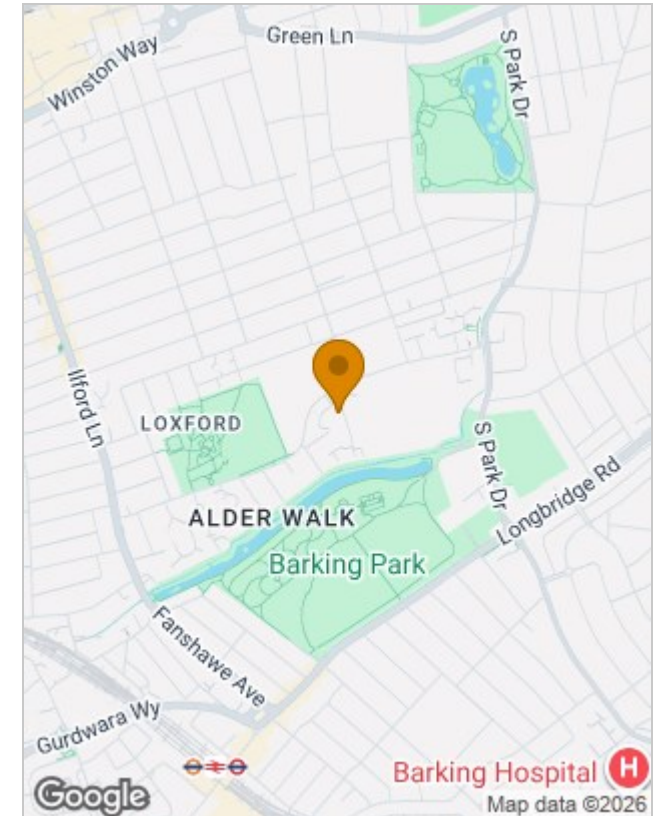




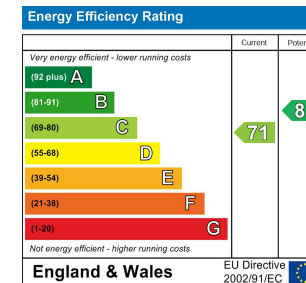
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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