



**Eynsford Road**

, Ilford, IG3 8BA

**Offers In Excess Of £550,000**

**Redbridge**

**D**



Nestled on Eynsford Road in the charming area of Seven Kings, this delightful house presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living. The well-appointed reception room provides a welcoming space for relaxation and entertaining guests.

The house features a bathroom, ensuring convenience for all residents. With off-street parking available for two vehicles, you will find it easy to come and go without the hassle of searching for a parking spot.

The location is particularly advantageous, with the Elizabeth Line nearby, providing swift access to central London and beyond. Additionally, the property is surrounded by local amenities, including shops, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere.

This home is perfect for anyone looking to enjoy the balance of suburban tranquility while remaining well-connected to the bustling city life. Don't miss the chance to make this lovely house your new home.



## ENTRANCE

**LOUNGE 22'3" x 17'0" (6.80m x 5.20m)**

Open plan lounge. Double glazed window. Radiator.

**KITCHEN 15'8" x 11'9" (4.80m x 3.60m)**

Range of wall and base units . Gas cooker with extractor fan above. Single bowl drainer sink unit.

## CLOAKROOM

Wash band basin and low flush w.c.

## STAIRS TO FIRST FLOOR

**BEDROOM ONE 11'1" x 8'10" (3.40m x 2.70m)**

Double glazed window. Radiator.

**BEDROOM TWO 11'5" x 8'10" (3.50m x 2.70m)**

Double glazed window. Radiator.

**BEDROOM THREE 7'10" x 5'10" (2.40m x 1.80m)**

Double glazed window. Radiator.

**SHOWER ROOM 8'6" x 8'2" (2.60m x 2.50m)**

Shower cubicle, wash hand basin and low flush w.c.

## STAIRS TO SECOND FLOOR

**BEDROOM 16'8" x 12'5" (5.10m x 3.80m)**

Double glazed window. Radiator.

**EXTERIOR 42' (12.80m)**

The rear garden is circa 42' in depth.

**OUTBUILDING 16'8" x 7'2" (5.10m x 2.20m)**

Lighting and power points.

## AGENTS NOTE

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

Client Money Protection

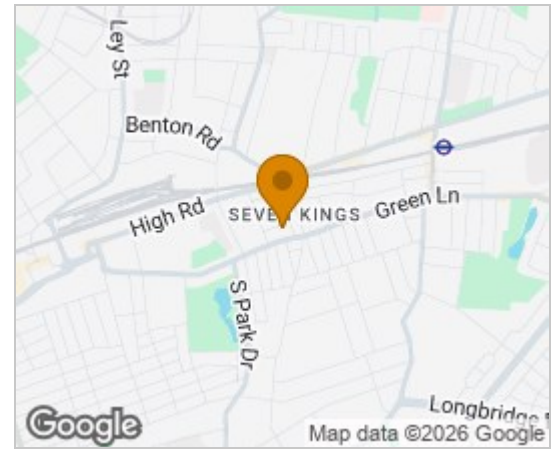
We are members of the Propertymark Client Money Protection (CMP) Scheme.

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

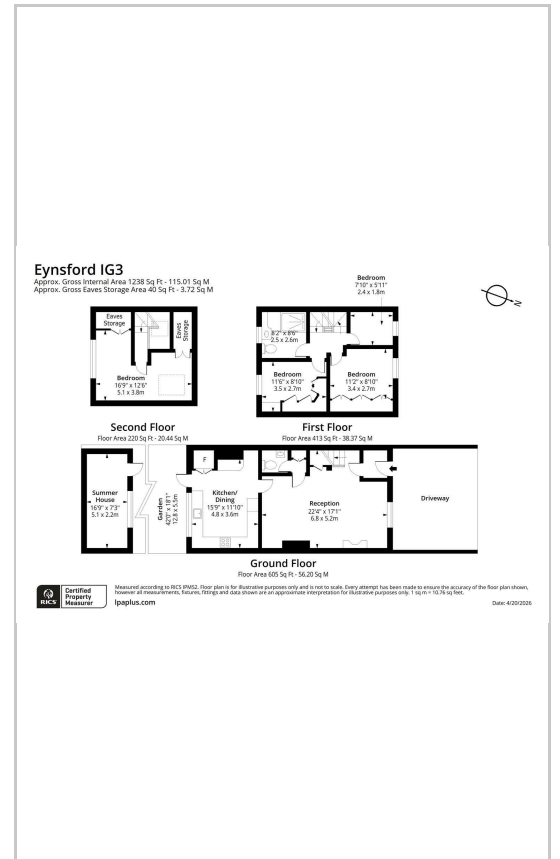
Redress

We hold independent redress with The Property Ombudsman

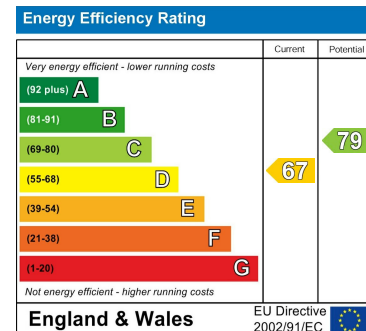
## Area Map



## Floor Plans



## Energy Efficiency Graph



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