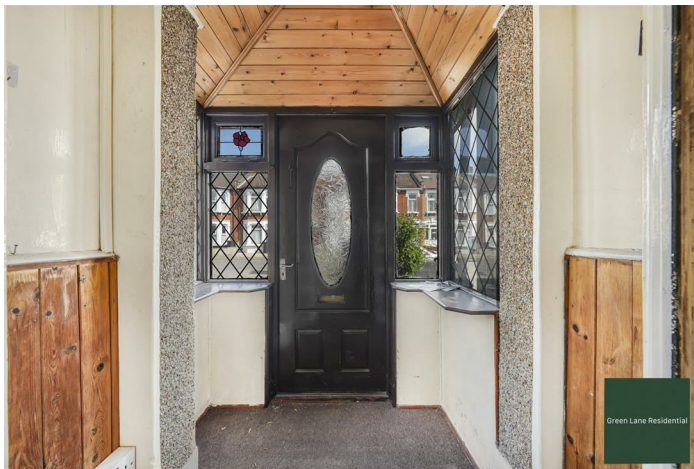


FREEHOLD



House (EPC Rating:)

10 HOLMWOOD ROAD, ILFORD, IG3 9XY

Offers over

£450,000

Green Lane Residential

Your personal estate agents with over 50 years experience



3



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3 Bedroom House located in Ilford

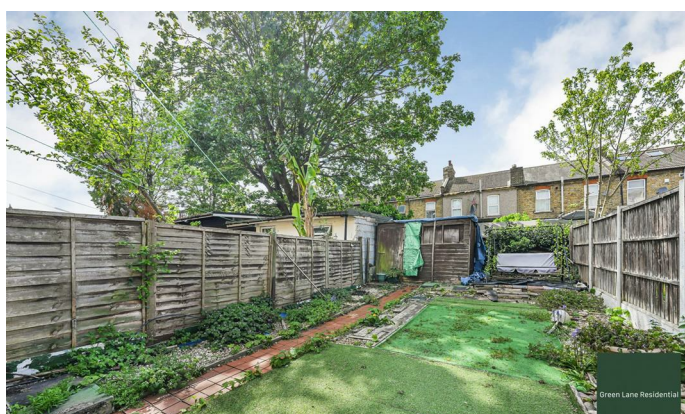
Green Lane Residential are pleased to present this three-bedroom terraced, double bay-fronted family home on Holmwood Road.

The property offers strong potential for buyers looking to modernise and tailor a home to their own requirements, with scope for further improvement including a ground floor extension and loft conversion (subject to the usual planning consents).

Additional features include off-street parking and a good-sized rear garden, providing useful outdoor space.

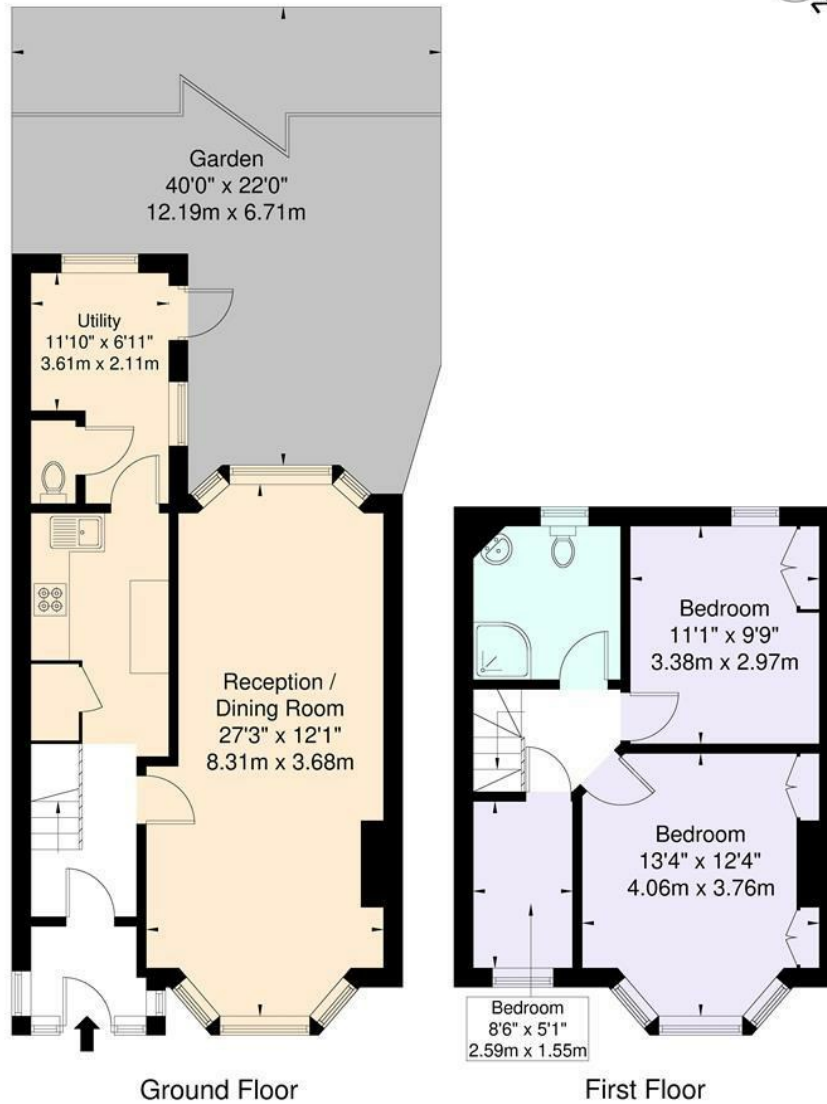
Conveniently located within easy reach of Seven Kings Elizabeth Line station, the property benefits from direct transport links into Central London, as well as access to a range of local shops, schools, and amenities.

An excellent opportunity for both families and investors seeking a well-located property with potential to add value.





Holmwood Road, IG3 9XY
 Approximate Gross Internal Area = 89.6 sq m / 964 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

C

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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