



Westwood Road, Ilford, IG3 8SD  
£575,000





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# Westwood Road

## Ilford, IG3 8SD

- EPC - D
- TWO BATHROOMS
- REAR, FIRST FLOOR AND LOFT CONVERSION
- SEVEN KINGS AND GOODMAYES STATION
- SIDE ACCESS
- FIVE BEDROOM HOUSE
- DRIVE FOR UP TO TWO CARS
- SCHOOLS AND LOCAL AMENITIES
- DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING

Nestled on the charming Westwood Road in Ilford, this impressive five-bedroom end terrace house offers a perfect blend of space and modern living. With both rear and first-floor extensions, as well as a loft conversion, this property boasts an abundance of room for families or those seeking extra space for guests or a home office.

The interior features two well-appointed bathrooms, ensuring convenience for busy households. The generous living areas are designed to provide comfort and functionality, making it an ideal setting for both relaxation and entertaining.

One of the standout features of this property is the outbuilding, which presents a multitude of possibilities, whether it be for storage, a workshop, or even a creative studio.

Situated next to a lovely park, residents can enjoy the beauty of nature right on their doorstep, perfect for leisurely strolls or family outings. Additionally, the proximity to Seven Kings and Goodmayes stations makes commuting to London and beyond a breeze, enhancing the appeal for those who work in the city.

This property is a rare find in a sought-after location, combining spacious living with excellent transport links and local amenities. It is an opportunity not to be missed for anyone looking to settle in a vibrant community.



### ENTRANCE PORCH

### RECEPTION ONE

14'0" into bay x 10'10" (4.28m into bay x 3.32m)

### RECEPTION TWO

11'11" x 11'7" (3.65m x 3.55m)

### KITCHEN-DINER

20'8" max x 14'4" max (6.31m max x 4.39m max)

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

14'0" into bay x 9'2" (4.29m into bay x 2.81m)

### BEDROOM TWO

11'5" x 9'5" (3.50m x 2.89m)

### BEDROOM THREE

9'0" x 8'9" (2.75m x 2.67m)

### BEDROOM FOUR

7'1" x 5'2" (2.16m x 1.59m)

### FIRST FLOOR BATHROOM

7'10" x 5'6" (2.40m x 1.69m)

### STAIRS TO FIRST FLOOR





MASTER BEDROOM 16'5" x 9'4" (5.01m x 2.86m)  
SECOND FLOOR SHOWER ROOM 5'7" x 4'11" (1.72m x 1.52m)  
OUTBUILDING  
EXTERIOR  
AGENT NOTE

Directions

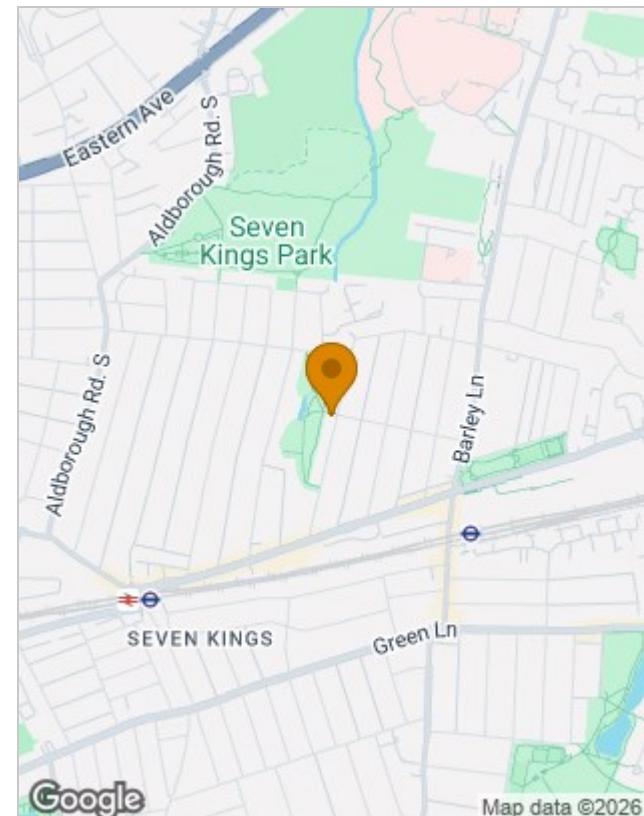




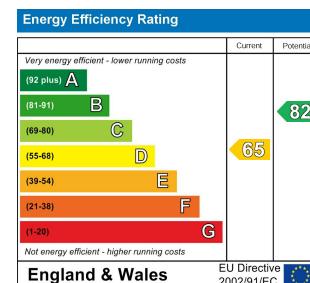
## Floor Plans



## 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.