



99 Woodford Avenue, Ilford

Ilford

Guide Price £700,000

BB
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RADLEY

99 Woodford Avenue

Ilford

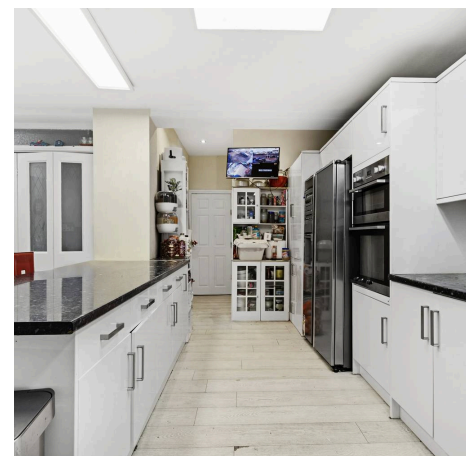
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F

- Guide Price £700,000 - £750,000
- Spacious Five-Bedroom Family Home
- Generously Proportioned Living Accommodation
- Large Detached Outbuilding with Excellent Versatility
- Outbuilding Featuring Its Own Bathroom & Kitchenette
- Ideal for Large or Multi-Generational Families
- Flexible Space for Home Office, Gym or Guest Accommodation
- Situated in a Popular Residential Location in Ilford
- Excellent Potential to Create Your Ideal Family Home





Living Room

15' 8" x 13' 3" (4.78m x 4.04m)

Dining Room

12' 8" x 11' 2" (3.86m x 3.40m)

Kitchen

22' 8" x 18' 9" (6.92m x 5.72m)

Shower Room

7' 3" x 5' 6" (2.22m x 1.68m)

Family Room

11' 2" x 11' 7" (3.40m x 3.53m)

Utility Room

11' 5" x 8' 2" (3.48m x 2.49m)

Bedroom

15' 7" x 11' 8" (4.76m x 3.56m)

Bedroom

12' 6" x 11' 8" (3.81m x 3.56m)

Bedroom

10' 7" x 8' 7" (3.22m x 2.61m)

Bathroom

9' 8" x 7' 5" (2.95m x 2.26m)

Bedroom

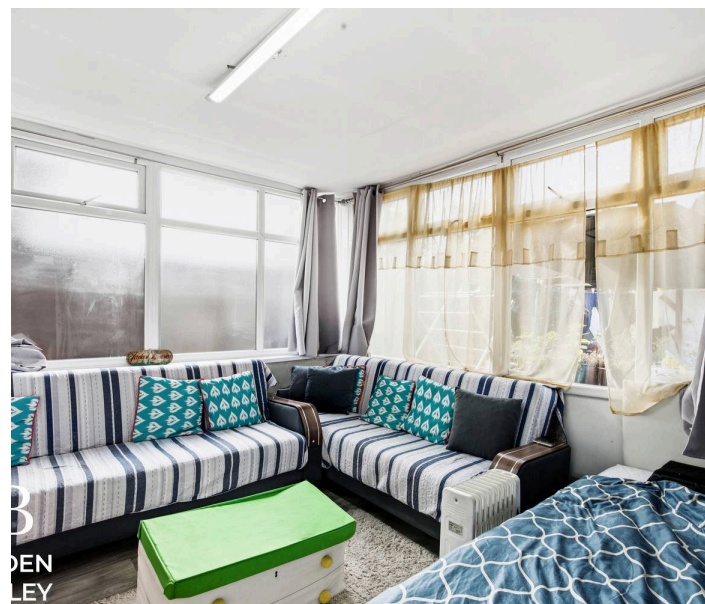
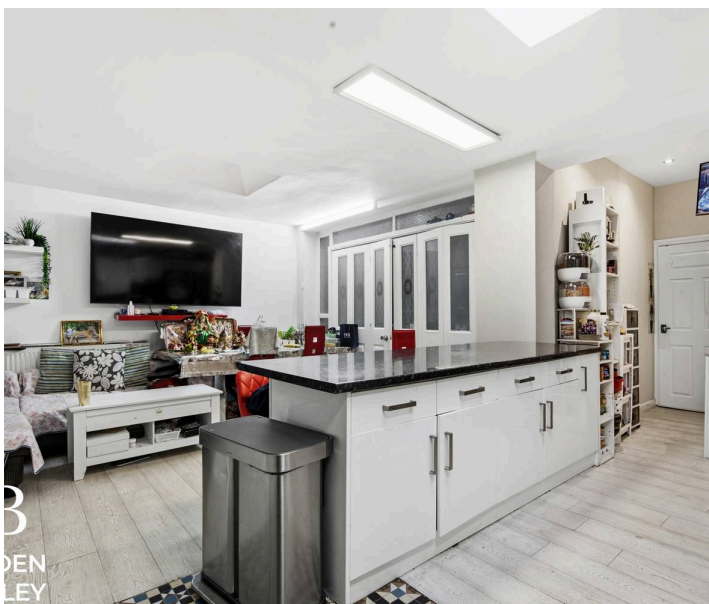
12' 4" x 17' 7" (3.76m x 5.37m)

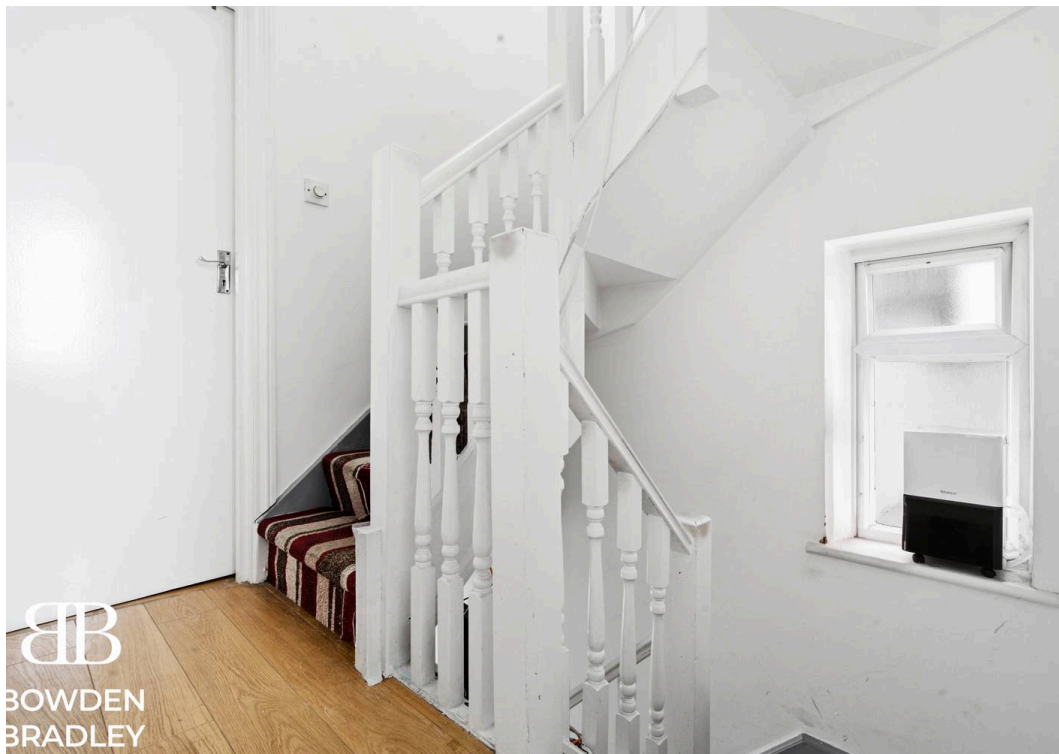
Bedroom

9' 4" x 12' 11" (2.85m x 3.93m)

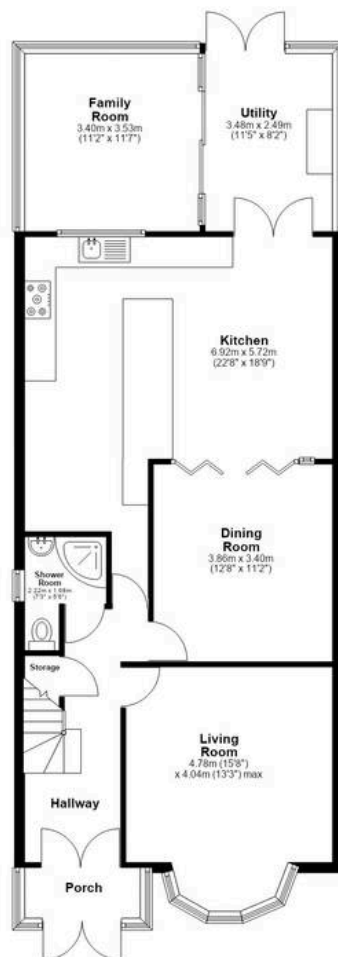
Bathroom

9' 4" x 4' 4" (2.85m x 1.32m)

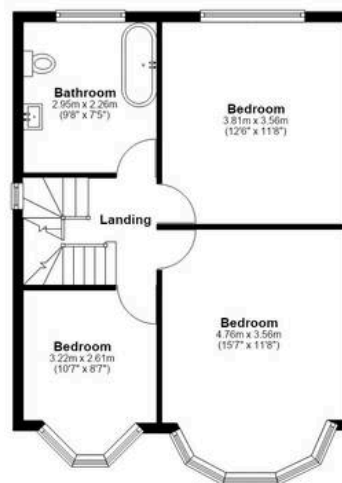




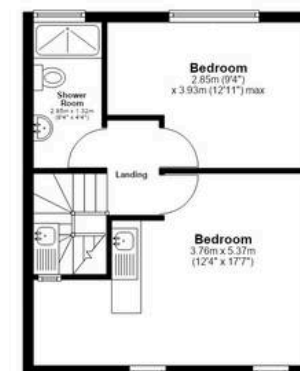
Ground Floor
Approx. 130.8 sq. metres (1408.1 sq. feet)



First Floor
Approx. 50.3 sq. metres (541.1 sq. feet)



Second Floor
Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 220.1 sq. metres (2369.5 sq. feet)



Bowden Bradley

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