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BOWDEN  
BRADLEY  
10 Selwyn Avenue, Ilford  
Ilford

Guide Price £600,000



## 10 Selwyn Avenue

Ilford

Spacious 4 bed end terrace with through lounge, conservatory, 2 baths, large out house (gym/office), 2 car drive. Close to schools, amenities, and transport. Ideal for families. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Guide Price £600,000 - £650,000
- Four Bedroom End of Terrace Freehold House
- Large Through Lounge
- Beautiful Garden Room Conservatory
- Two Bath Rooms
- Bright Paved Garden
- Large Rear Out House - Currently Used as a Gym
- Two Car Drive





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**Reception**

28' 3" x 23' 7" (8.60m x 7.19m)

**Garden Room**

10' 1" x 18' 2" (3.07m x 5.54m)

**Kitchen**

12' 0" x 6' 7" (3.66m x 2.01m)

**Bedroom One**

12' 6" x 10' 7" (3.81m x 3.23m)

**Bedroom Two**

15' 5" x 11' 4" (4.71m x 3.45m)

**Bedroom Three/Office**

7' 3" x 6' 6" (2.21m x 1.99m)

**Bedroom Four**

19' 8" x 16' 10" (5.99m x 5.13m)

**Bathroom One**

8' 4" x 7' 2" (2.54m x 2.18m)

**Bathroom Two**

8' 0" x 5' 2" (2.44m x 1.57m)

**Out House**

18' 10" x 18' 2" (5.75m x 5.54m)



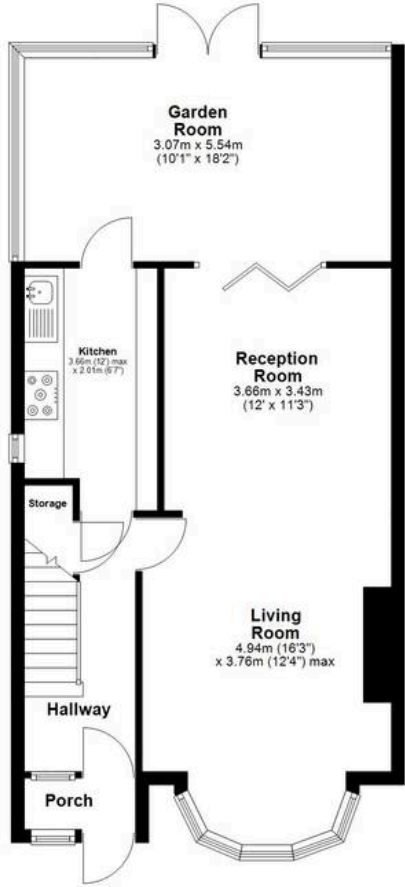
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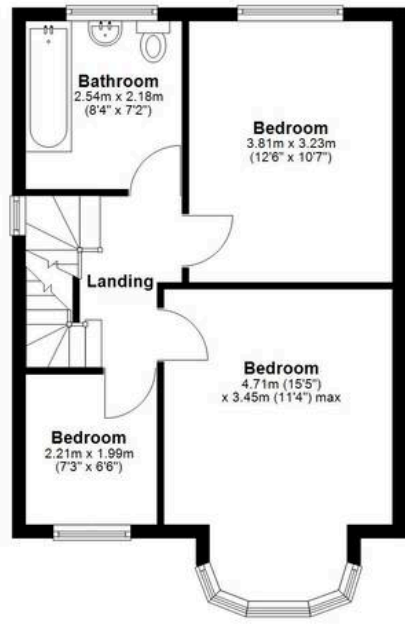
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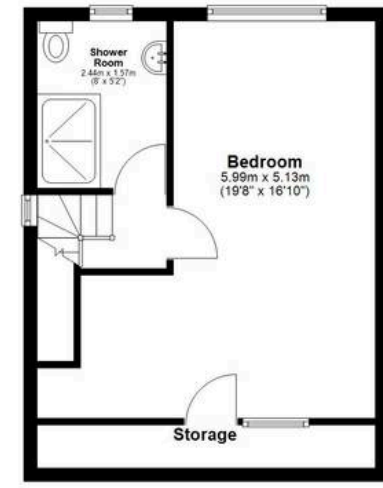
**Ground Floor**  
Approx. 89.8 sq. metres (966.5 sq. feet)



**First Floor**  
Approx. 43.9 sq. metres (472.3 sq. feet)



**Second Floor**  
Approx. 33.1 sq. metres (356.2 sq. feet)



Total area: approx. 166.8 sq. metres (1795.0 sq. feet)



## Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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