



Hunter Road

, Ilford, IG1 2NW

Offers In Excess Of £425,000

GUIDE PRICE £425,000 - £450,000

Nestled on the charming Hunter Road in Ilford, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout.

The kitchen area complements the living space, providing a functional area for meal preparation and family gatherings.

Redbridge Council



ENTRANCE

LOUNGE 15'11" x 10'7" (4.87m x 3.24m)

Double glazed window to front. Carpeted flooring. Radiator.

KITCHEN 15'3" x 10'5" (4.66m x 3.20m)

Range of wall and base units. Gas cooker with extractor fan above. Plumbing for washing machine and dryer.

STAIRS TO FIRST FLOOR

BEDROOM ONE 15'11" x 10'7" (4.87m x 3.24m)

Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM TWO 10'6" x 8'9" (3.22m x 2.69m)

Double glazed window to rear. Carpeted flooring. Radiator.

BATHROOM 7'1" x 6'1" (2.16m x 1.87m)

Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 37' (11.28m)

The rear garden is circa 37' in depth.

GARAGE 13'9" x 11'1" (4.21m x 3.39m)

Lighting and power points. Access from the side road.

AGENTS NOTE

Area Map



Floor Plans



Energy Efficiency 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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