



Colenso Road, Ilford, IG2 7AH

Offers In Excess Of £550,000





# Colenso Road

Ilford, IG2 7AH

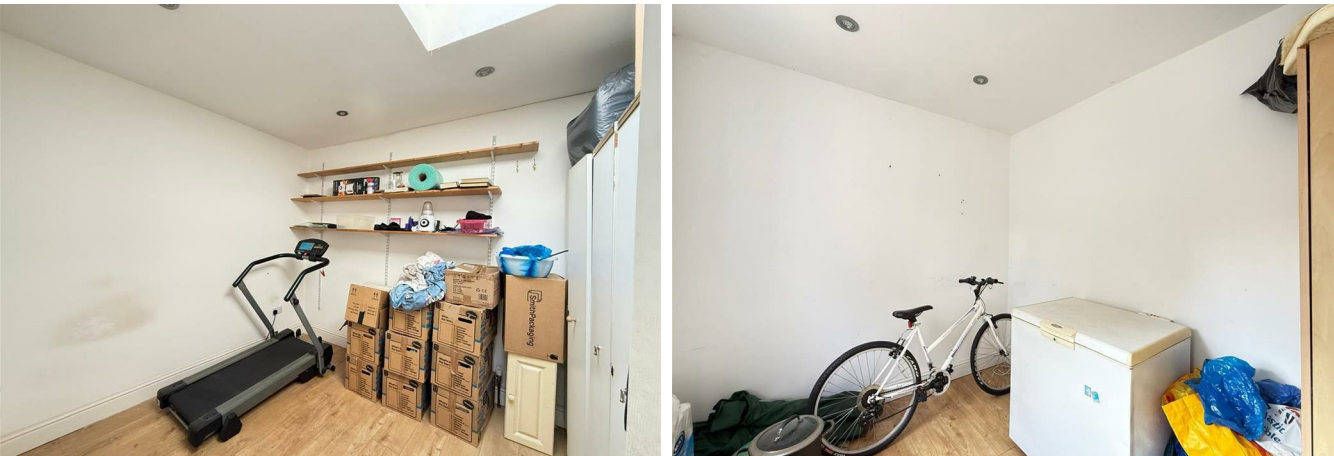
- EPC C
- Two reception rooms
- Two bathrooms
- Local amenities
- Four bedrooms
- Kitchen
- Off street parking
- Public transport

Nestled on the charming Colenso Road in Ilford, this delightful house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The property also includes parking for one vehicle, a valuable asset in this bustling area.

Residents will appreciate the proximity to local amenities, with shops, cafes, and parks just a short stroll away. Additionally, excellent public transport links make commuting to central London and beyond a breeze, enhancing the appeal of this lovely home.

This property on Colenso Road is not just a house; it is a place where memories can be made. With its generous living space and convenient location, it presents a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming house your new home.



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|                       |                                |
|-----------------------|--------------------------------|
| ENTRANCE              |                                |
| RECEPTION ONE         | 14'0" x 11'11" (4.27m x 3.64m) |
| RECEPTION TWO         | 12'0" x 10'10" (3.67m x 3.31m) |
| UTILITY ROOM          | 10'1" x 8'7" (3.09m x 2.63m)   |
| UTILITY ROOM          | 7'9" x 8'7" (2.38m x 2.63m)    |
| KITCHEN               | 18'2" x 9'10" (5.56m x 3.00m)  |
| SHOWER ROOM           | 5'5" x 4'10" (1.67m x 1.48m)   |
| CLOAKROOM             | 4'11" x 2'9" (1.50m x 0.84m)   |
| STAIRS TO FIRST FLOOR |                                |
| BEDROOM ONE           | 12'0" x 10'11" (3.66m x 3.35m) |
| BEDROOM TWO           | 12'0" x 10'4" (3.67m x 3.15m)  |
| BEDROOM THREE         | 8'7" x 7'11" (2.62m x 2.43m)   |
| CLOAKROOM             | 5'3" x 2'5" (1.62m x 0.76m)    |



|                        |                               |
|------------------------|-------------------------------|
| UTILITY ROOM           | 8'7" x 6'1" (2.63m x 1.86m)   |
| STAIRS TO SECOND FLOOR |                               |
| BEDROOM FOUR           | 17'8" x 10'2" (5.41m x 3.11m) |
| SHOWER ROOM            | 6'5" x 6'3" (1.96m x 1.91m)   |
| EXTERIOR               | 26' (7.92m)                   |
| OUTBUILDING            | 16'4" x 9'8" (5.00m x 2.95m)  |
| AGENTS NOTE            |                               |

[Directions](#)





Floor Plans

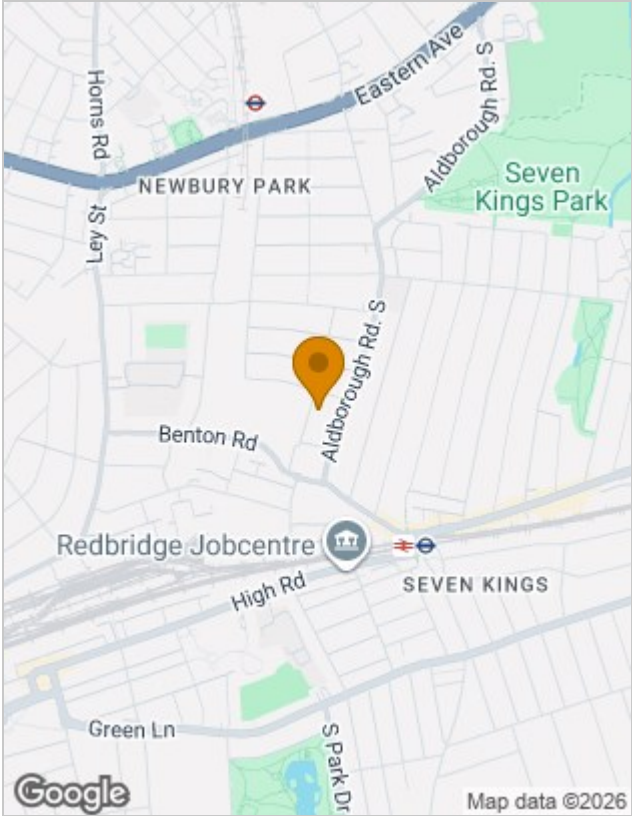


Viewing

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.

Location Map



Energy Performance Graph

