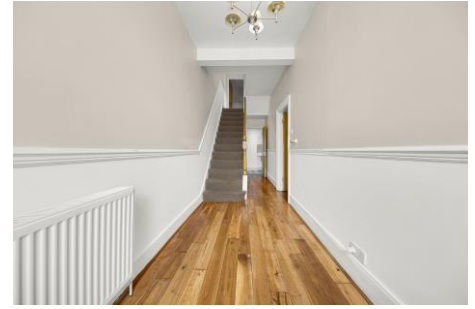




St. Albans Road Ilford, IG3 8NW

***Chain Free* VACANT POSSESSION PURCHASE IN PRIME LOCATION** Edward Chase is delighted to present to the sales market this exceptionally spacious, 1,496 sq ft four-bedroom terraced home situated in a prime Seven Kings location. Featuring an expansive ground-floor kitchen-diner extension, two full bathrooms, and a double driveway, this turn-key property is offered chain-free and ready for immediate occupation—ideal for families seeking space and fast Elizabeth Line connections into Central London." Situated just a short walk from Seven Kings Elizabeth Line Station, this spacious home offers generous living accommodation, excellent transport connections into Central London and fantastic potential for future expansion (subject to planning permission). An ideal purchase for growing families seeking space, convenience and long-term value. The ground floor comprises a bright and spacious through lounge, expansive 19'8" x 16'6" extended kitchen-diner

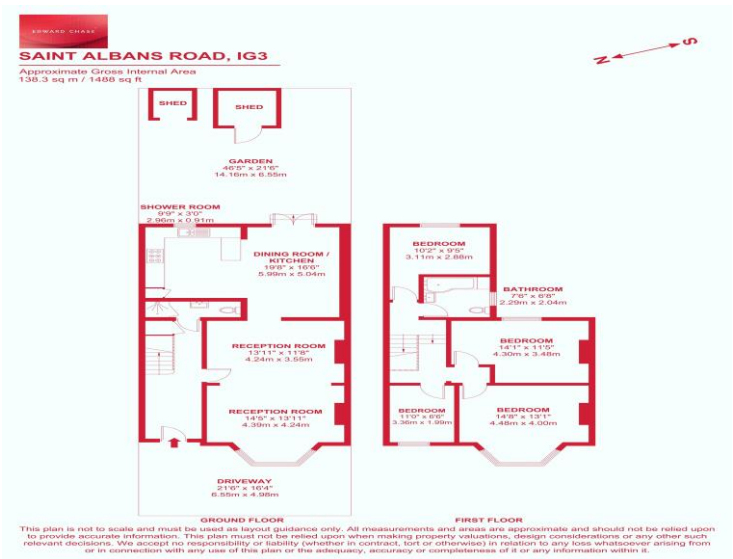


- ***Chain Free* 4 First-Floor Bedrooms & 2 Full Bathrooms (Ground Floor Shower + First Floor Family)**
- **Impressive 19ft+ Extended Kitchen-Diner + Separate Through-Lounge**
- **Approximately 46.5ft private rear garden**
- **Substantial 1,496 Sq Ft Footprint – 24% Larger Than Postcode Baseline**
- **Vacant Possession | 10-Min Walk to Seven Kings Elizabeth Line**
- **Potential for loft conversion & rear extension (STPP)**

Guide Price £595,000

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modern ground floor shower room/WC. The first floor offers four well-proportioned bedrooms and a contemporary family bathroom, making this an excellent home for larger families. Externally, the property benefits from a substantial rear garden measuring approximately 46.5ft, offering excellent outdoor space together with outstanding potential for a rear extension and loft conversion (STPP). To the front is a private driveway providing off-street parking for two vehicles, with additional unrestricted street parking available. The property is ideally located for commuters, with Seven Kings Station (Elizabeth Line) providing fast links to Stratford, Liverpool Street, Canary Wharf, Tottenham Court Road and Heathrow Airport. The area is also well served by numerous local bus routes and major road connections including the A12, A13 and North Circular. Families will appreciate the excellent



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.