



## Queenborough Gardens, Ilford, IG2 6XZ

Offers In The Region Of £575,000

- Three Bedroom House
- Option To Extend Subject To Planning
- Two Bedrooms Complete With Fitted Furniture
- Close To Local Transport Links, Amenities & School Catchments
- Offered Chain Free
- Lounge & Dining Room
- Bathroom With Free Standing Shower
- Driveway Parking

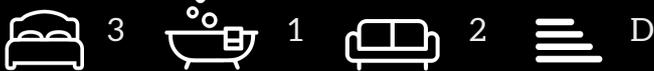
# Queenborough Gardens, Ilford, IG2 6XZ

Nestled in the charming area of Queenborough Gardens, Ilford, this delightful house offers a perfect blend of comfort and space for families or those seeking a serene living environment. With two inviting reception rooms, there is ample room for relaxation and entertaining guests, making it an ideal setting for both quiet evenings and lively gatherings.

The property boasts three well-proportioned bedrooms, providing plenty of space for rest and personalisation. Each room is designed to maximise natural light, creating a warm and welcoming atmosphere throughout the home. The single bathroom is conveniently located, ensuring ease of access for all residents.

This house is not just a dwelling; it is a place where memories can be made. The surrounding area of Ilford offers a variety of local amenities, including shops, parks, and schools, making it a desirable location for families and professionals alike.

Whether you are looking to settle down or invest in a property with great potential, this house in Queenborough Gardens is a wonderful opportunity. With its spacious layout and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely house your new home.



Council Tax Band: E



Living Room

4.57m x 3.66m (15' x 12')

Dining Room

4.32m x 3.35m (14'2" x 11')

Kitchen

3.25m x 2.11m (10'8" x 6'11" )

Bedroom 1

4.72m x 3.51m (15'6" x 11'6" )

Bedroom 2

3.38m x 3.23m (11'1" x 10'7" )

Bedroom 3

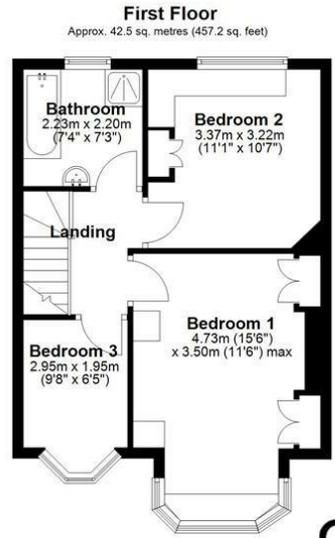
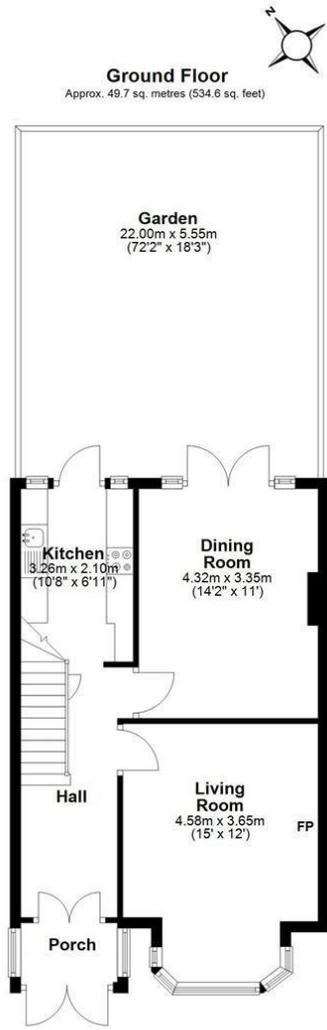
2.95m x 1.96m (9'8" x 6'5" )

Bathroom

2.24m x 2.21m (7'4" x 7'3" )

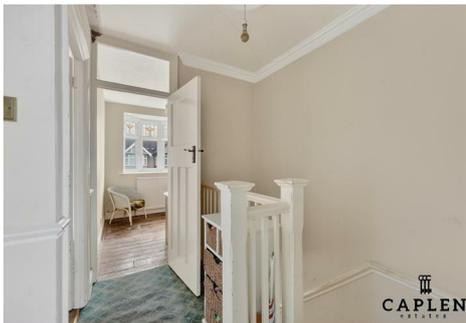
Garden

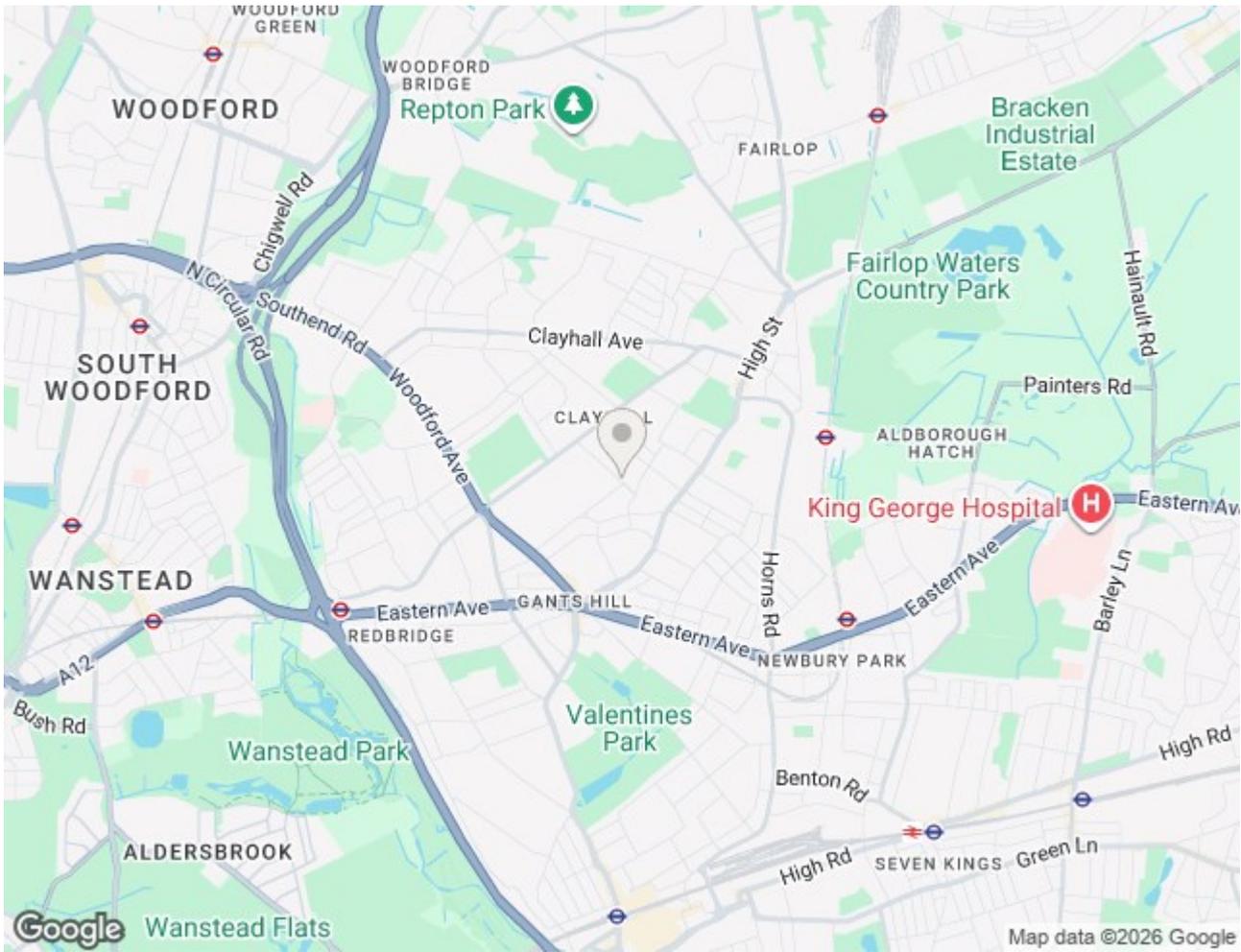
22.00m x 5.56m (72'2" x 18'3" )



Total area: approx. 92.1 sq. metres (991.8 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>79</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

E

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.