


# 105 Eton Road, Ilford

Ilford

£475,000










# 105 Eton Road

## Ilford

Council Tax band: TBD

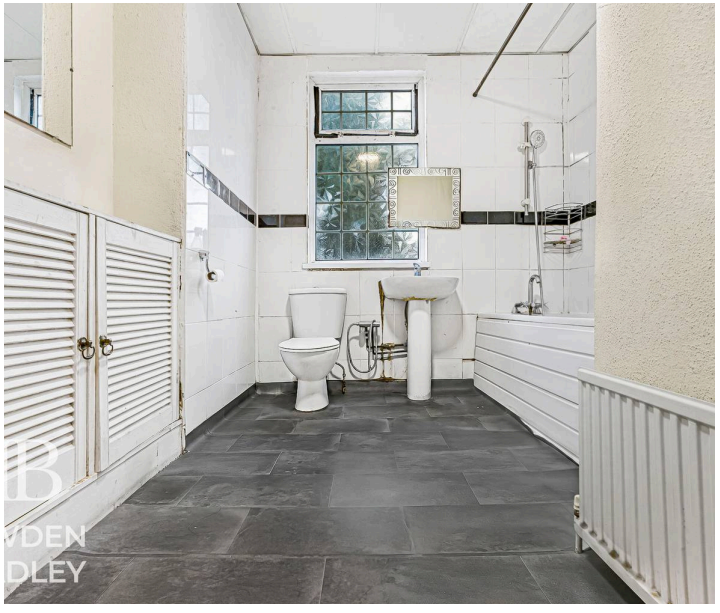
Tenure: Freehold

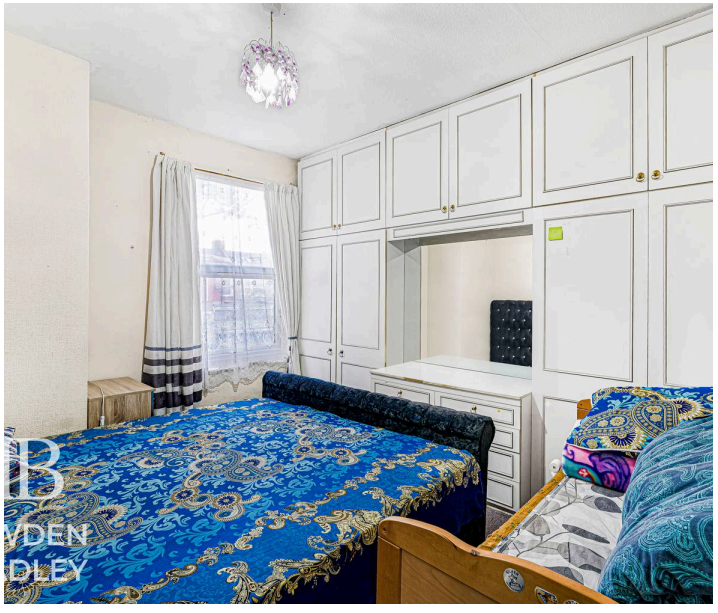
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious Three-Bedroom Mid-Terrace Family Home
- Offered for Sale With No Onward Chain
- Excellent Opportunity for First-Time Buyers and Families
- Well-Proportioned Accommodation Arranged Over Two Floors
- Freehold Property in an Established Residential Location
- Convenient for Ilford Elizabeth Line Station
- Barking Station Also Within Easy Reach
- Close to Popular Local Schools and Everyday Amenities
- Loxford Park and Barking Park Situated Nearby
- Strong Potential for Buyers to Create Their Ideal Family Home





**Living Room**
14' 8" x 11' 4" (4.47m x 3.45m)

**Dining Room**
12' 5" x 11' 4" (3.78m x 3.45m)

**Kitchen**
11' 8" x 5' 5" (3.56m x 1.65m)

**Bedroom**
12' 0" x 10' 3" (3.66m x 3.12m)

**Bedroom**
12' 5" x 11' 4" (3.78m x 3.45m)

**Bedroom**
8' 5" x 5' 7" (2.57m x 1.70m)

**Bathroom**
11' 8" x 8' 2" (3.56m x 2.49m)


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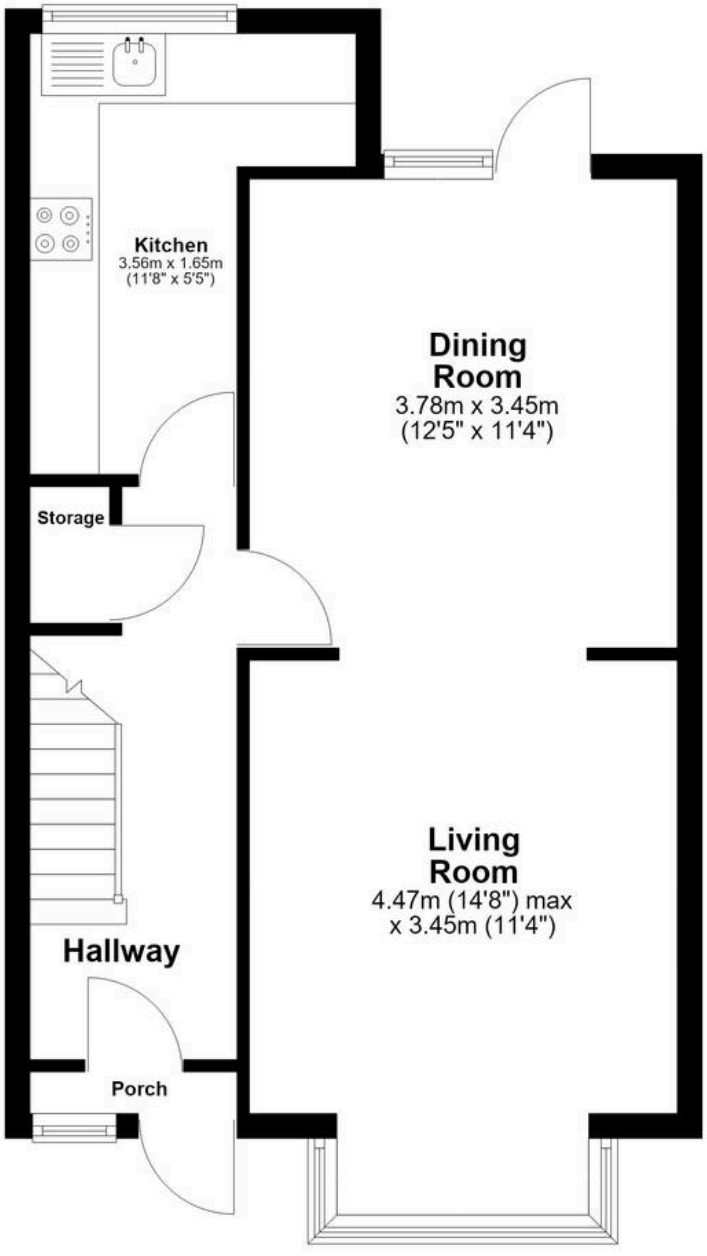

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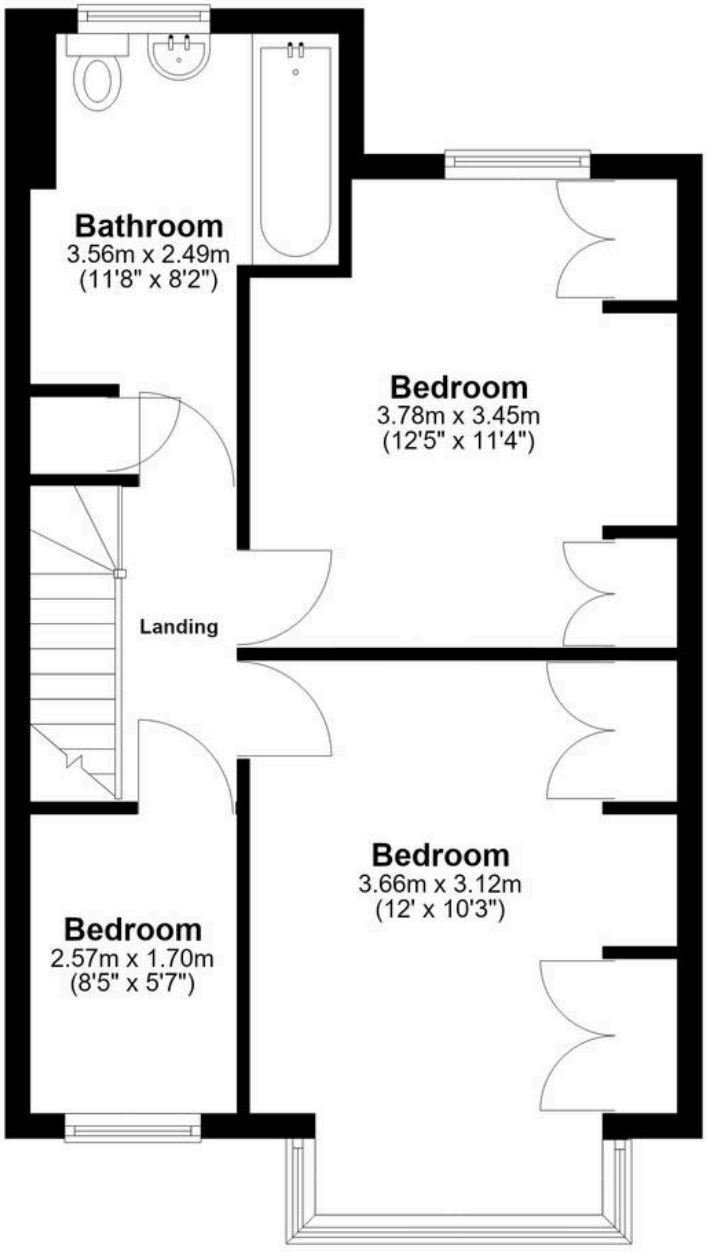
## Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)




## First Floor

Approx. 42.6 sq. metres (458.5 sq. feet)




Total area: approx. 83.8 sq. metres (901.6 sq. feet)




# Bowden Bradley

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

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