Sandra Davidson
ESTATE AGENTS

Wards Road, Ilford, IG2 7AZ

Guide Price £525,000

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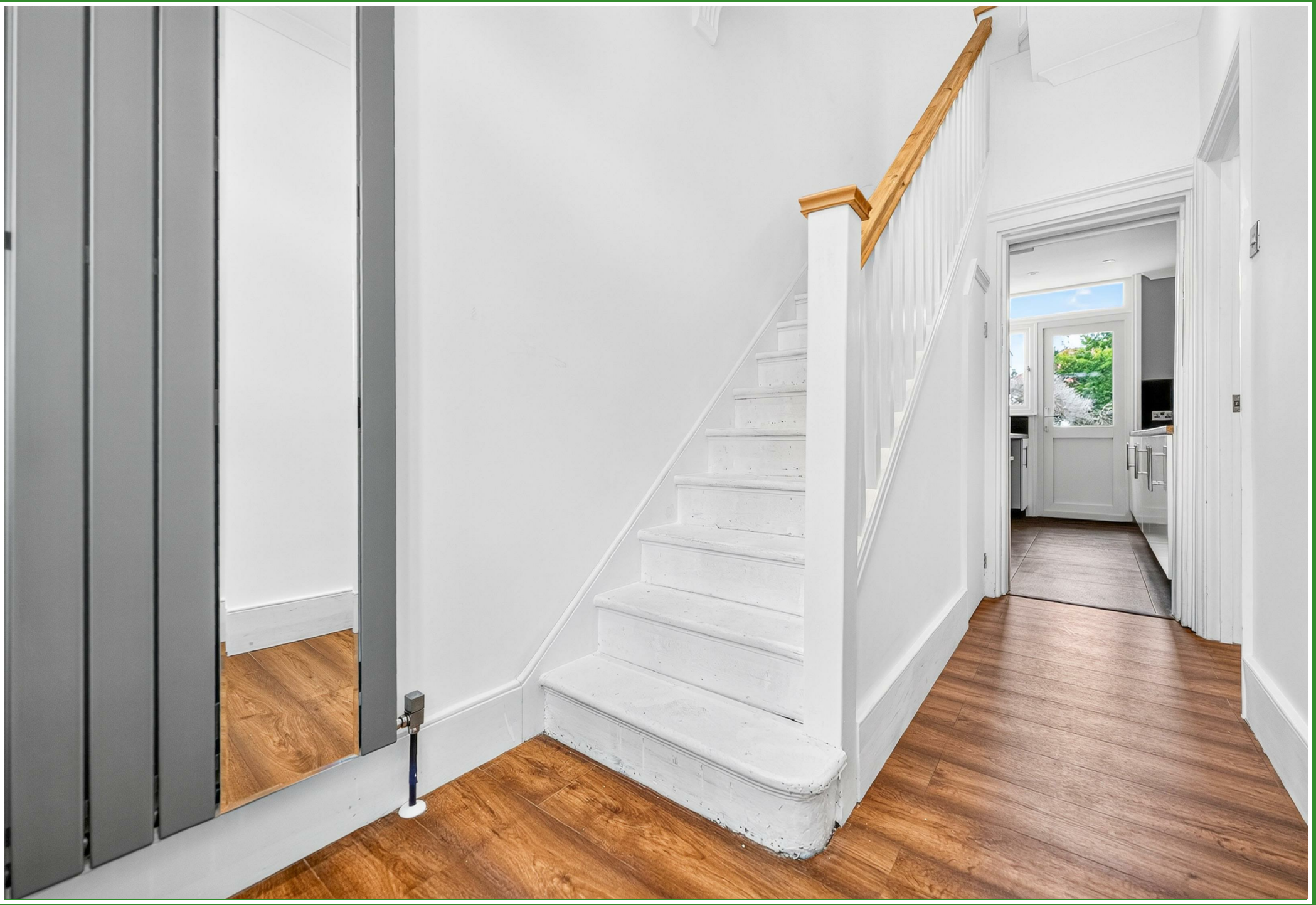


Wards Road

Ilford, IG2 7AZ

- EPC - C
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GREAT LOCATION FOR SCHOOLS
- THREE BEDROOM HOUSE
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL FOR GROUND AND LOFT EXTENSIONS STPP
- GREAT LOCATION FOR SEVEN KINGS STATION AND NEWBURY PARK STATION

GUIDE PRICE-£525,000-£550,000

Nestled in the heart of Ilford on Wards Road, this charming terraced house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

The house features a conveniently located bathroom on the first floor, ensuring comfort and practicality for everyday living. One of the standout features of this property is the parking space available for two vehicles, a rare find in this bustling area, offering both convenience and peace of mind.

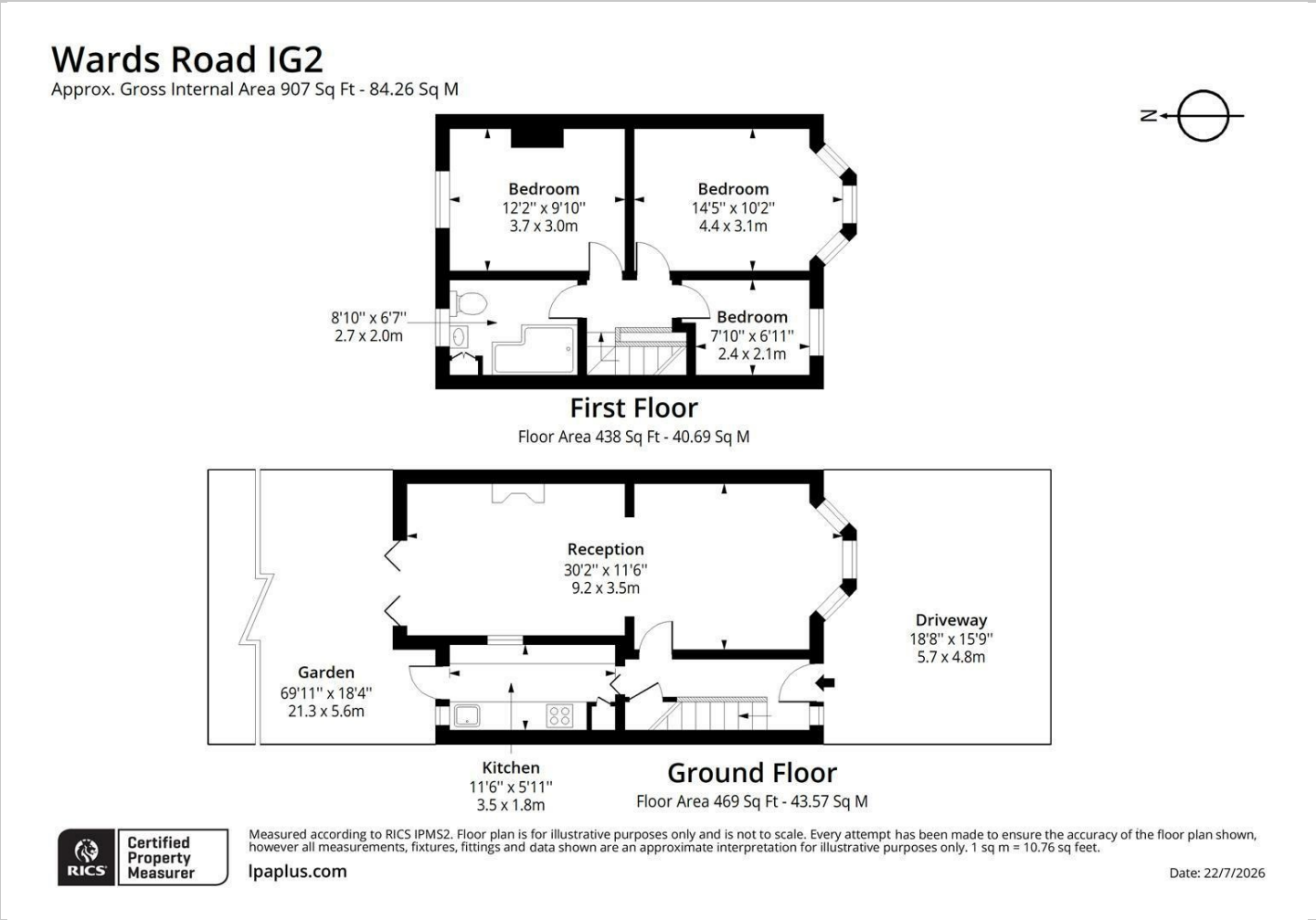
With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making commuting and daily errands a breeze. This delightful home is not just a place to live, but a wonderful opportunity to create lasting memories. Whether you are looking to invest or find your next family home, this property on Wards Road is certainly worth considering.

Guide Price £525,000

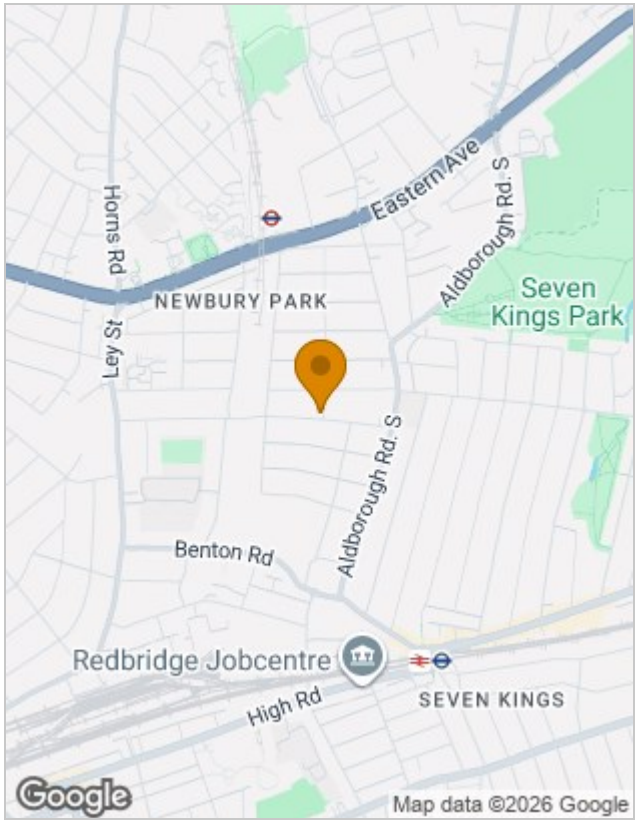
ENTRANCE	
THROUGH LOUNGE	30'0" into bay x 11'7" (9.16m into bay x 3.54m)
KITCHEN	11'5" x 5'10" (3.48m x 1.79m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	14'6" into bay x 10'0" (4.43m into bay x 3.07m)
BEDROOM TWO	11'11" x 9'11" (3.65m x 3.03m)
BEDROOM THREE	7'7" x 6'9" (2.32m x 2.06m)
FIRST FLOOR BATHROOM	8'7" x 6'6" (2.62m x 2.00m)
EXTERIOR	
AGENTS NOTE	

Directions

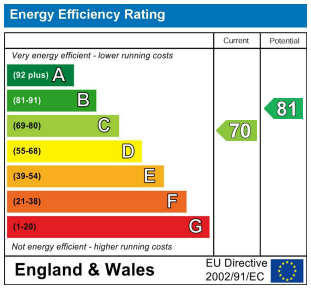
Floor Plans



Location Map



Energy Performance Graph



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.

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