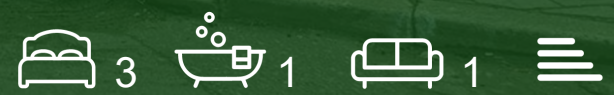




Wingate Road, Ilford, IG1 2JB

£450,000









# Wingate Road

Ilford, IG1 2JB

- EPC RATING TBC
- Lounge
- Bathroom
- Close to public transport
- Three bedrooms
- Kitchen
- Off street parking

Nestled on the charming Wingate Road in Ilford, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area.

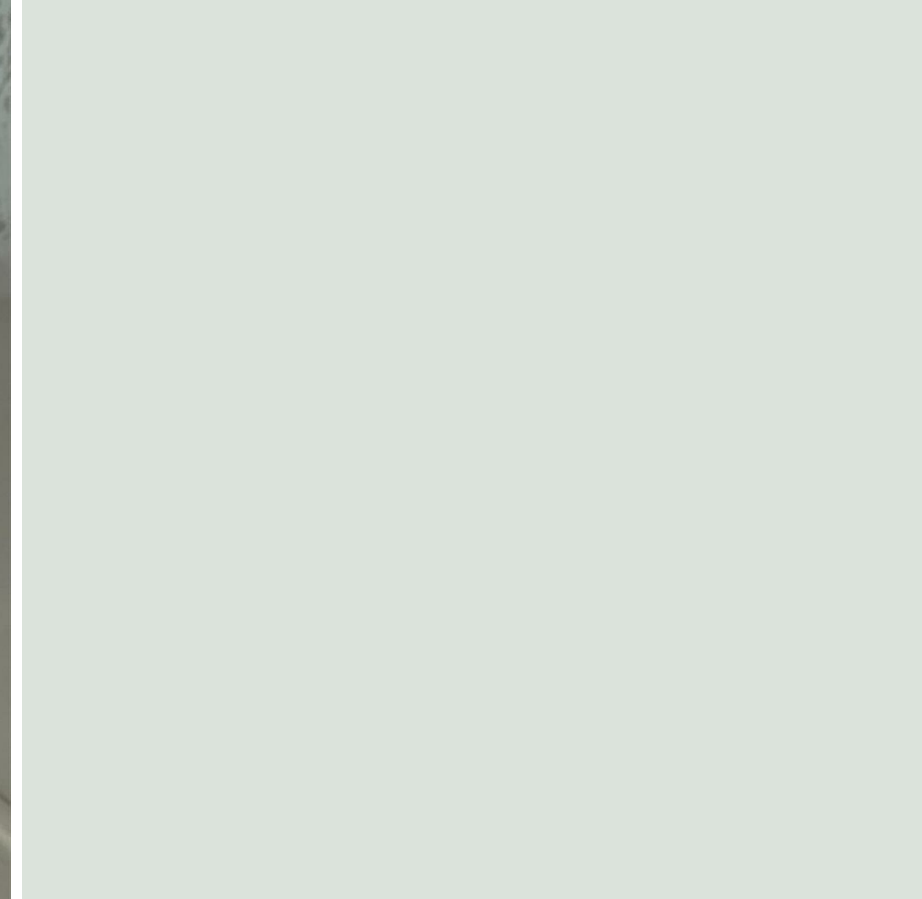
With its appealing layout and potential for personalisation, this home is ready to welcome its new owners. The surrounding neighbourhood offers a blend of local amenities, parks, and excellent transport links, making it a desirable location for those seeking both convenience and community. This property is not just a house; it is a place where memories can be made. Don't miss the chance to make it your own.



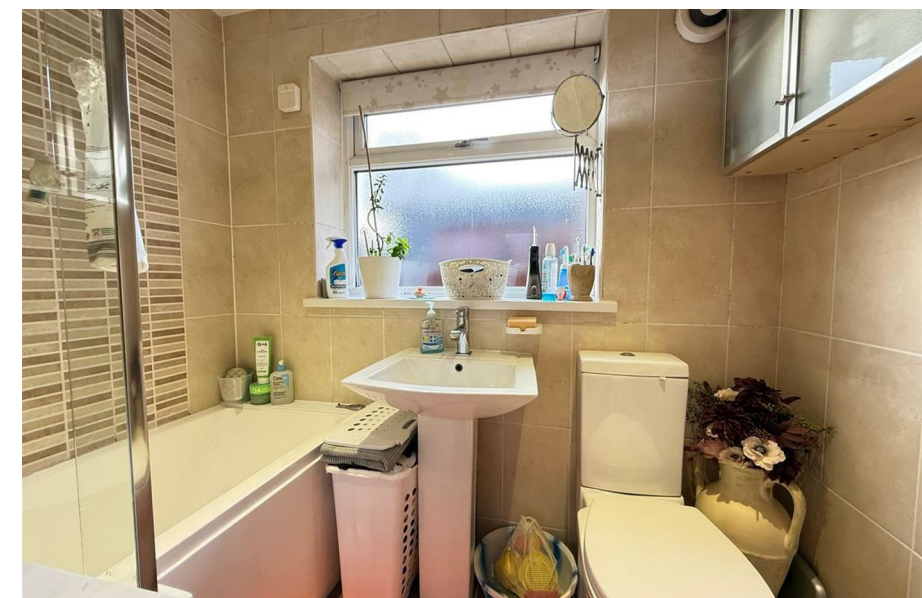
£450,000



ENTRANCE	
LOUNGE	21'4" x 14'6" (6.52m x 4.44m)
KITCHEN	9'8" x 9'1" (2.96m x 2.78m)
BATHROOM	7'1" x 5'7". (2.16m x 1.72.)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	11'3" x 9'0" (3.45m x 2.75m)
BEDROOM TWO	14'6" x 9'3", (4.44m x 2.82,)
STAIRS TO SECOND FLOOR	
BEDROOM THREE	16'5" x 8'11" (5.01m x 2.72m)
W.C	
EXTERIOR	34' (10.36m)
AGENTS NOTE	



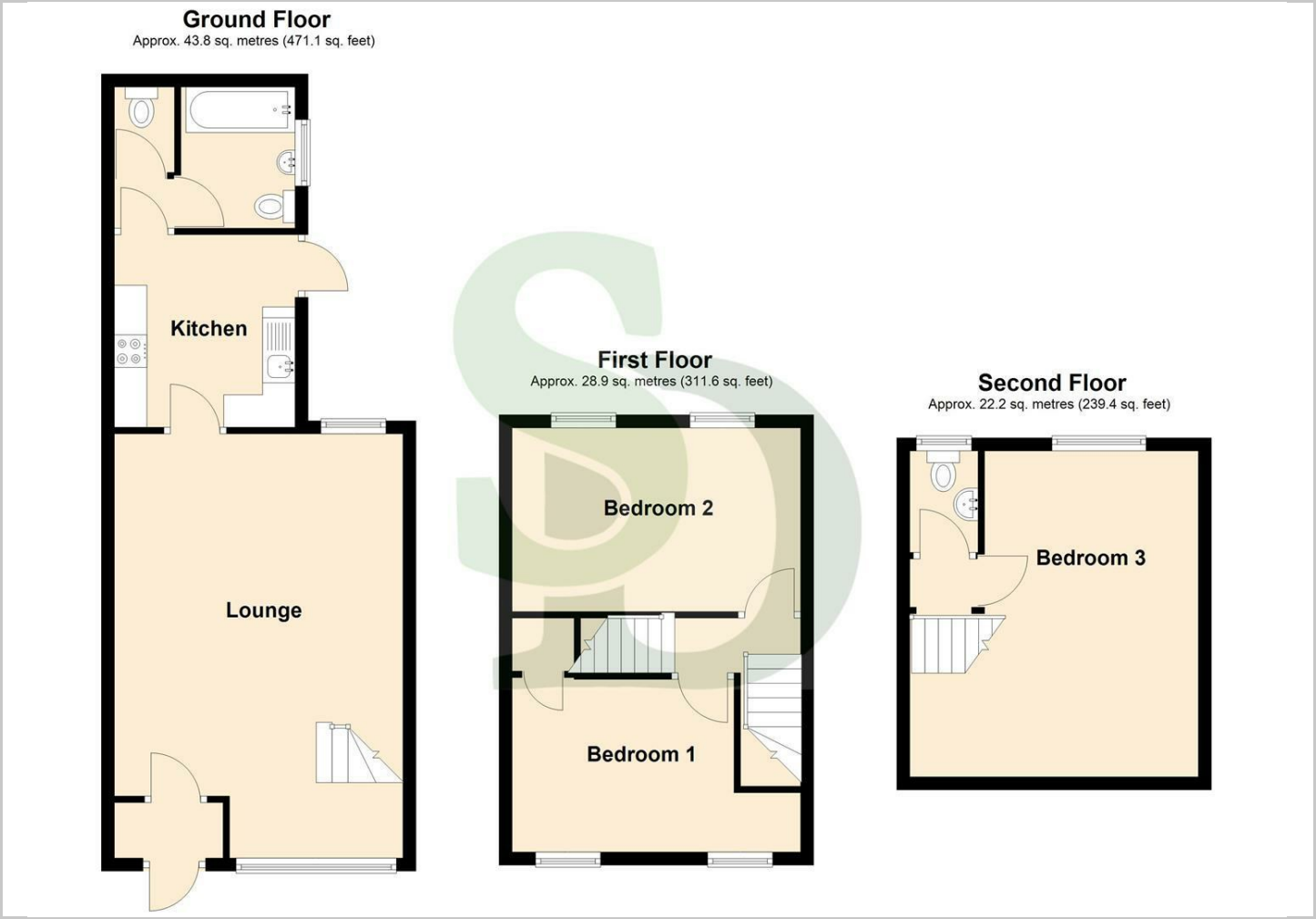
Directions







Floor Plans

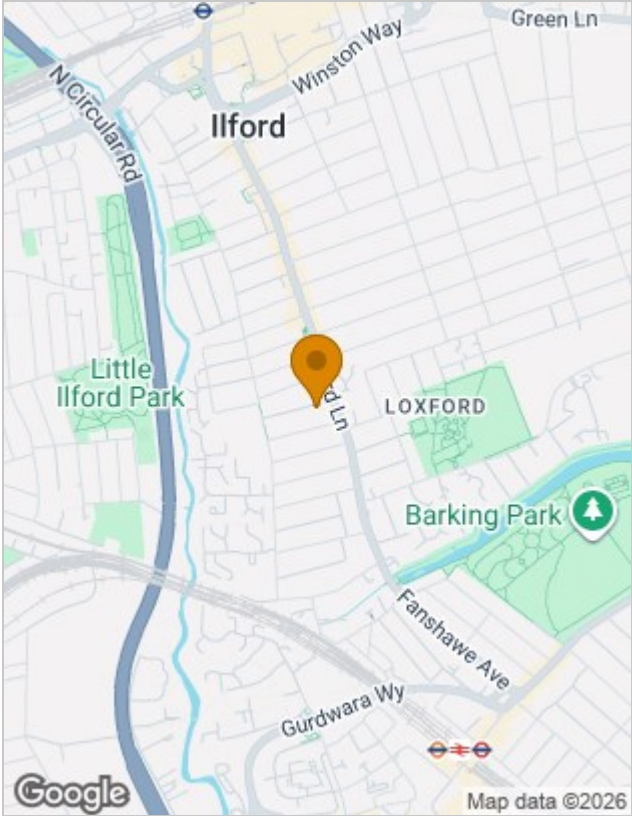


Viewing

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

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