



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£550,000**

**Freehold**

3x  1x  3x 

**Richmond Road, Ilford,  
Essex, IG1**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Spacious terraced house with off street parking
- Low maintenance rear garden
- Outbuilding to rear
- Open plan living area
- Large kitchen & ground floor cloakroom
- Walking distance to Exchange Shopping Centre & Ilford Station

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'2 x 11'4 (4.63m x 3.46m)

Family Area: 14'1 (4.30m) narrowing to 11'4 (3.46m) x 11'5 (3.48m)

Dining Area: 11'4 x 10'2 (3.46m x 3.10m)

Kitchen: 19'2 x 6'4 (5.85m x 1.93m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 15'1 x 11'2 (4.60m x 3.41m)

Bedroom 2: 9'4 x 8'5 (2.85m x 2.57m)

Bedroom 3: 11'2 x 8'0 (3.41m x 2.44m)

Storage

Bathroom

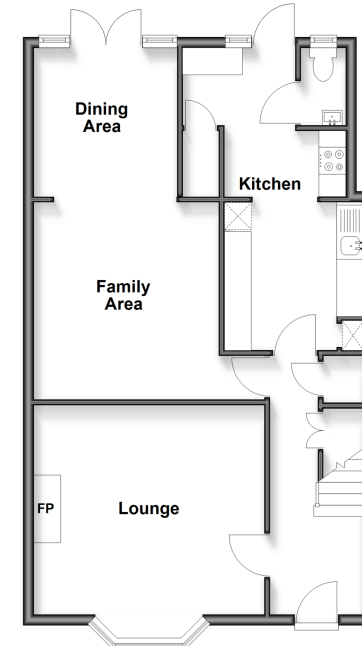
### OUTSIDE

Off Street Parking

Rear Garden

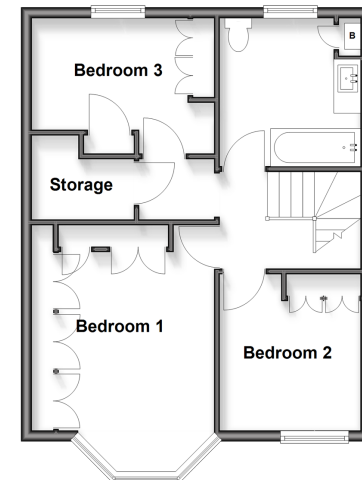
### Ground Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



### First Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



**Call Ilford - 020 8518 0044 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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