Cranbrook Lettings
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Asking Price £595,000

Hamilton Avenue, Ilford, IG6 1AE



3 Bedrooms

1 Bathroom

713 Cranbrook Rd, Ilford, IG2 6RJ | ilford@cranbrooklettings.com

02085502600

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Located in Ilford (Barkingside), this well-presented three-bedroom semi-detached house offers comfortable and practical family living. The property features two reception rooms, one bathroom, and a spacious rear garden, making it an excellent choice for families or individuals seeking a well-proportioned home in a convenient location.

Upon entering, you are welcomed by a hallway leading to the bright and airy front reception room, where large windows allow plenty of natural light to fill the space. A second reception room provides a versatile area that can be used as a formal dining room, family room, or additional living space, perfect for entertaining or everyday living.

The kitchen is fitted with essential appliances, including an oven and sink, and offers ample worktop and storage space for meal preparation.

The first floor comprises three well-sized bedrooms. The spacious bedroom comfortably accommodates a double bed and additional furniture, while the second bedroom is also generously proportioned. The third bedroom is ideal as a childs room, guest room, study, or home office. Also located on the first floor is the family bathroom, fitted with a bathtub, wash basin, and WC, providing all the essential amenities.

Loft space with development potential (STPP).

Outside, the property benefits from a private rear garden, offering an excellent space for outdoor relaxation and family activities. The garden currently features a swing set and trampoline, making it particularly appealing for families with children and ideal for hosting outdoor gatherings.

Additional benefits include on-road parking and a convenient location close to local amenities, reputable schools, and excellent transport links, providing easy access to surrounding areas and Central London.

The property falls within Council Tax Band D and has an EPC Rating of D (57/100), indicating its current energy efficiency with potential for future improvements.

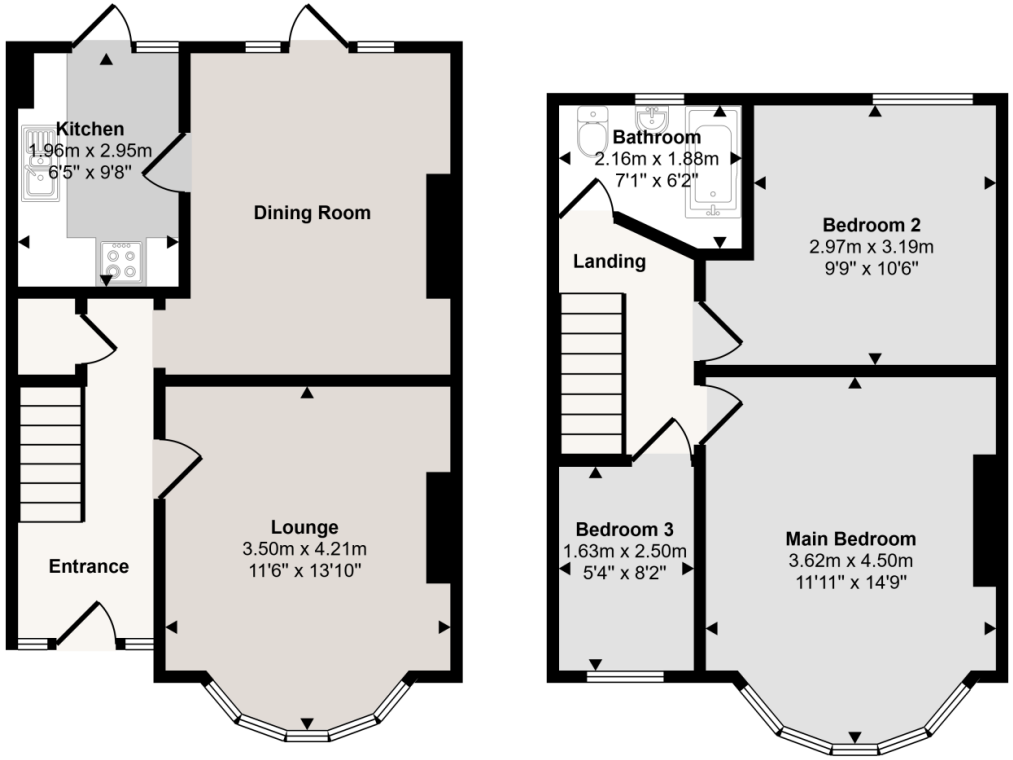
Overall, this three-bedroom semi-detached home offers well-proportioned accommodation, a practical layout, and a desirable Ilford location, making it an attractive opportunity for a wide range of buyers .

Contact us to arrange a viewing.

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Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft

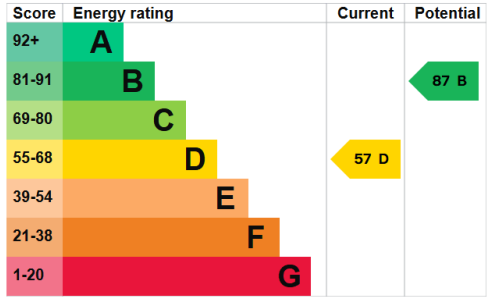
First Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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