



Wards Road, Ilford - IG2 7AZ

£750,000 Freehold

Modern • Must See Property • Off-street parking • Fitted Kitchen • Double Bedrooms • Double Glazing •
Driveway • Ensuite Shower • Freehold • Bifold Doors • Crossrail



**HIGHCASTLE
ESTATES**

020 3026 4420
sales@hceuk.com

* 5 Bedroom Extended & Refurbished Family Home * Close to Newbury Park Station (central line) * Close to Seven Kings Station (elizabeth line) * Close to Seven Kings High School * Driveway to Front

Council Tax band: E

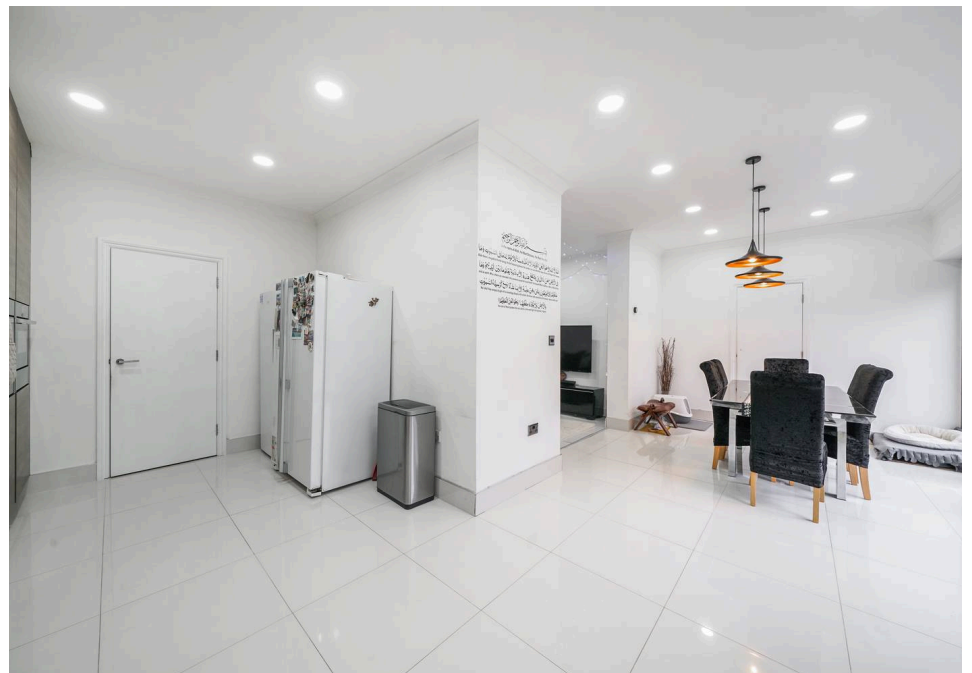
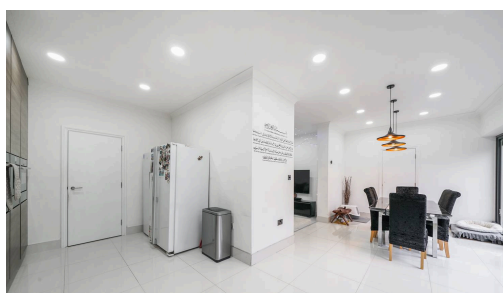
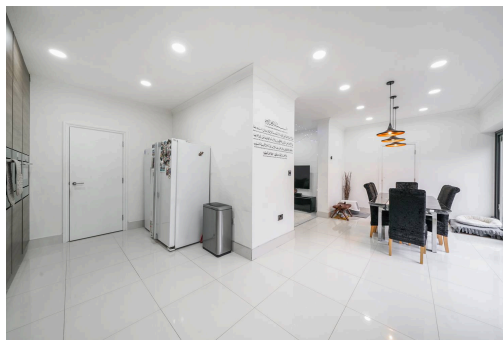
Tenure: Freehold

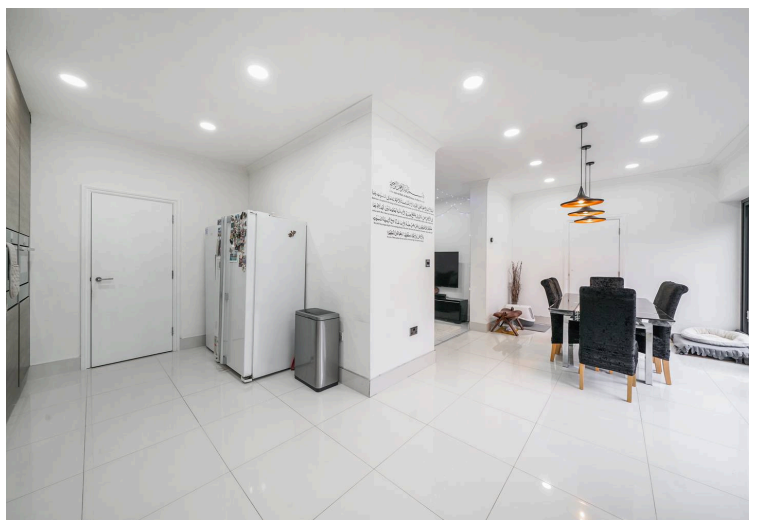
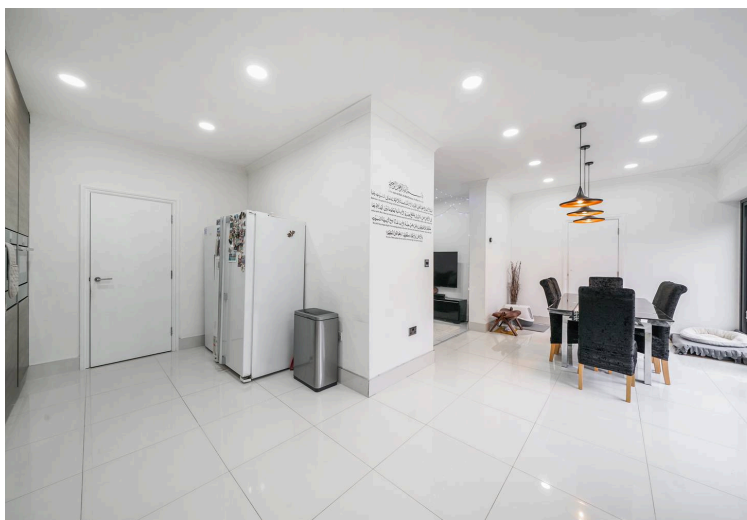
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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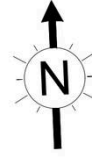
Approx Gross Internal Area = 206.86 sq m / 2227 sq ft

Outbuilding / Storage = 170.97 sq m / 1840 sq ft

RHH / Eaves Storage = 7.59 sq m / 82 sq ft

Garden = 32.47 sq m / 350 sq ft

Total = 417.89 sq m / 4499 sq ft



 = Reduced Headroom Below 1.5m / 5'0



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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