



South Park Drive, Ilford, IG3 9AQ

£800,000

5 2 2 C



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# South Park Drive

Ilford, IG3 9AQ

- EPC - C
- TWO BATHROOM BATHROOM
- DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- SIDE ACCESS TO GARDEN
- UNDER FLOOR HEATING IN THE GROUND FLOOR HALLWAY.
- FIVE BEDROOM HOUSE
- TWO WC
- OFF STREET PARKING FOR UP TO THREE CARS
- TWO RECEPTION ROOMS OPEN PLAN KITCHEN-LIVING ROOM
- UTILITY ROOM

Nestled on South Park Drive in the vibrant area of Ilford, this impressive semi-detached house offers a perfect blend of space and modern living. With five generously sized bedrooms, this property is ideal for families seeking comfort and convenience. The two reception rooms provide ample space for relaxation and entertainment, while the open-plan kitchen and living room create a welcoming atmosphere for family gatherings.

The property boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone. Security is a priority, with a CCTV system and alarm in place, providing peace of mind for you and your loved ones. The in-print concrete driveway accommodates parking for up to three vehicles, making it easy for you and your guests to come and go.

The loft is boarded and presents an exciting opportunity for potential extension, subject to planning permission, allowing you to tailor the space to your needs. The location is particularly advantageous, with Ilford Lane and a variety of local amenities just a stone's throw away, ensuring that all your shopping and dining needs are met.

This property is not just a house; it is a home that offers both comfort and practicality in a sought-after area. With excellent schools nearby, it is perfect for families looking to settle in a community that values education and convenience. Don't miss the chance to make this wonderful property your own.



## ENTRANCE PORCH

### RECEPTION ONE

14'9" into bay x 14'6" (4.51m into bay x 4.42m)

### RECEPTION TWO

20'6" x 11'0" (6.27m x 3.37m)

### UTILITY ROOM

11'0" x 4'8" (3.37m x 1.44m)

### OPEN PLAN KITCHEN - LIVING ROOM

22'4" x 21'11" (6.83m x 6.70m)

### GROUND FLOOR WC

5'5" x 2'6" (1.67m x 0.77m)

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

14'9" into bay x 13'11" (4.51m into bay x 4.26m)

### BEDROOM TWO

11'2" x 10'3" (3.42m x 3.13m)

### BEDROOM THREE

11'3" x 9'5" (3.43m x 2.88m)

### BEDROOM FOUR

10'0" x 9'7" (3.07m x 2.94m)



**BEDROOM FIVE** 8'3" x 6'7" (2.53m x 2.03m)  
**FIRST FLOOR BATHROOM** 5'7" x 5'5" (1.71m x 1.67m)  
**FIRST FLOOR SHOWER ROOM** 7'10" x 5'6" (2.39m x 1.68m)  
**FIRST FLOOR WC** 4'3" x 2'7" (1.30m x 0.80m)  
**EXTERIOR**  
**AGENTS NOTE**

Directions

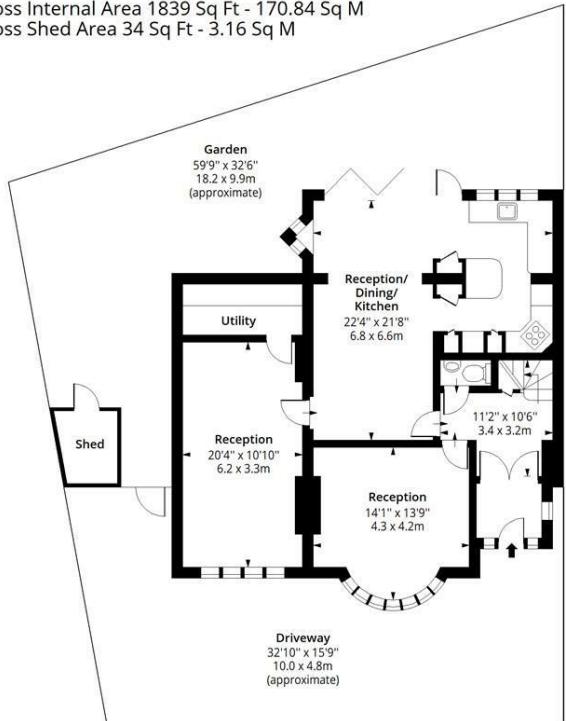




## Floor Plans

### South Park Drive, IG3

Approx. Gross Internal Area 1839 Sq Ft - 170.84 Sq M  
Approx. Gross Shed Area 34 Sq Ft - 3.16 Sq M



Ground Floor

Floor Area 1016 Sq Ft - 94.39 Sq M



Certified  
Property  
Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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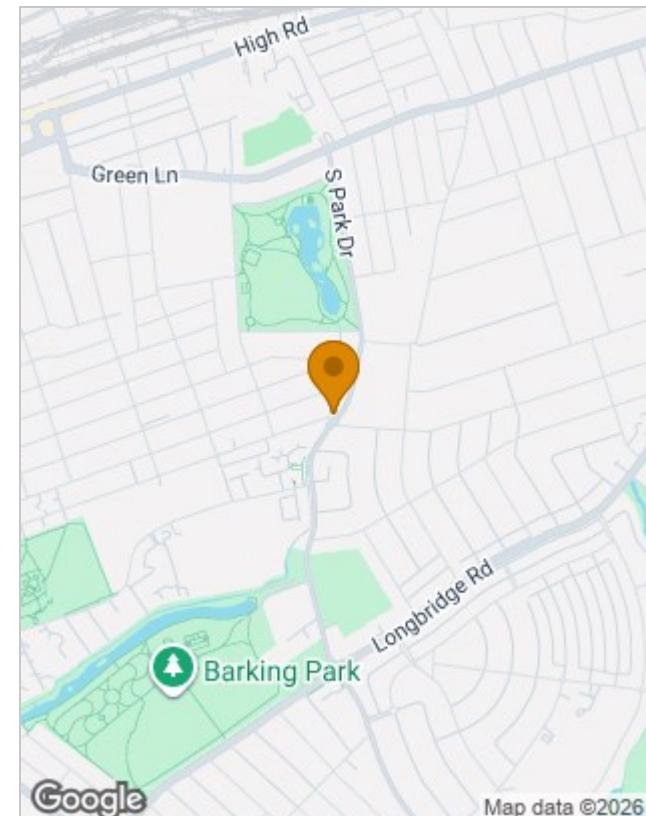
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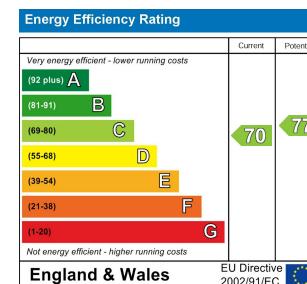
First Floor

Floor Area 823 Sq Ft - 76.46 Sq M

## 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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