



27 Westwood Road, Ilford

Offers Over **£500,000**



27 Westwood Road

Ilford, Ilford

Nestled along the ever-popular Westwood Road in Ilford, this charming three-bedroom mid-terrace home offers an exciting opportunity for families, first-time buyers and investors alike.

Spanning approximately **1,099 sq ft**, this characterful home combines generous proportions, excellent natural light and huge potential to grow with you.

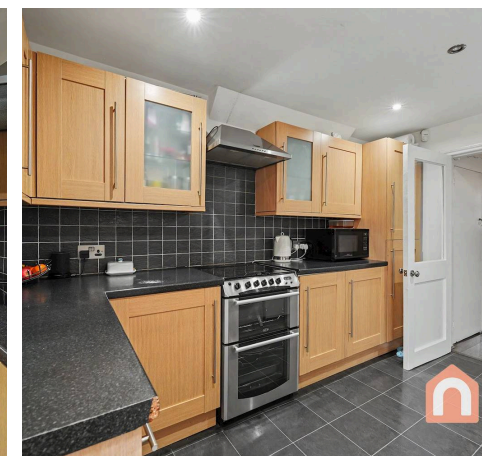
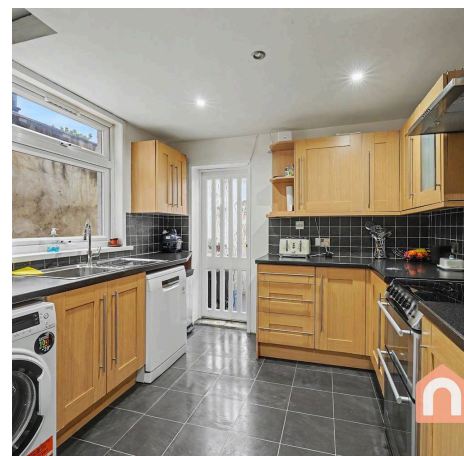
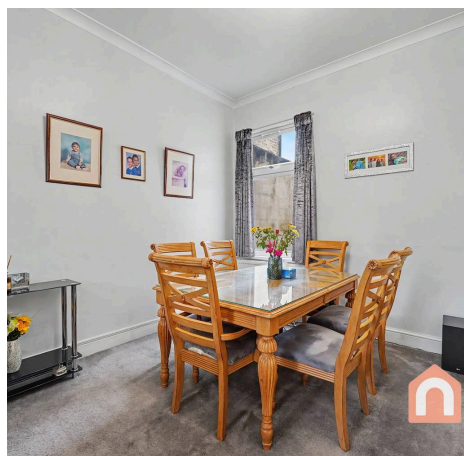
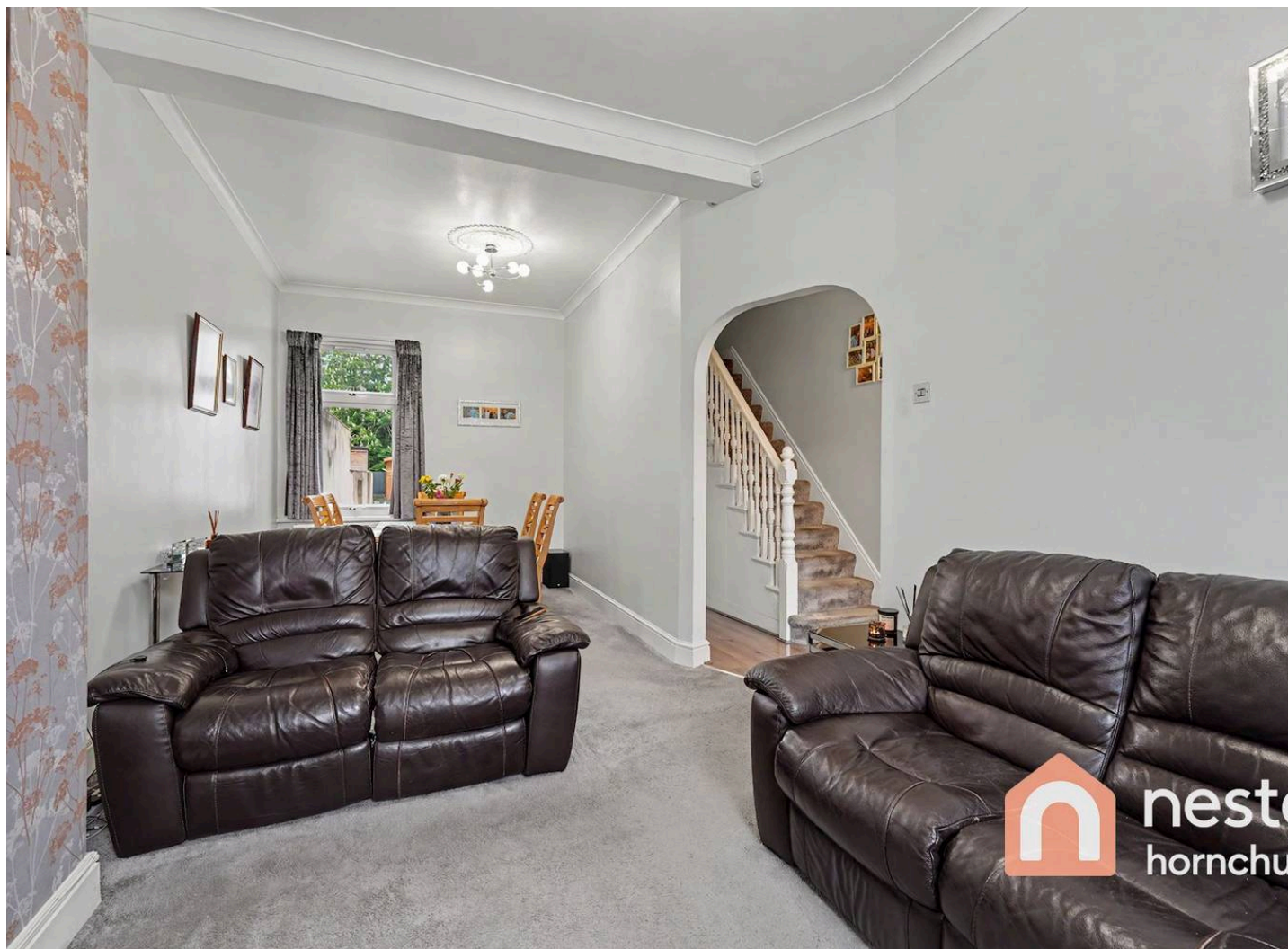
From the moment you step inside, the high ceilings and sense of space are immediately apparent, creating a bright and welcoming first impression. The ground floor offers a spacious through lounge, ideal for both everyday family living and entertaining guests, with a natural flow that makes the home feel open, airy and practical.

To the rear, the fitted kitchen provides a functional space with plenty of scope for future enhancement, while the adjoining conservatory adds further flexibility complete with the convenience of a ground floor W.C.

Upstairs, you'll find three well-proportioned bedrooms, offering comfortable accommodation for growing families or those needing additional workspace.

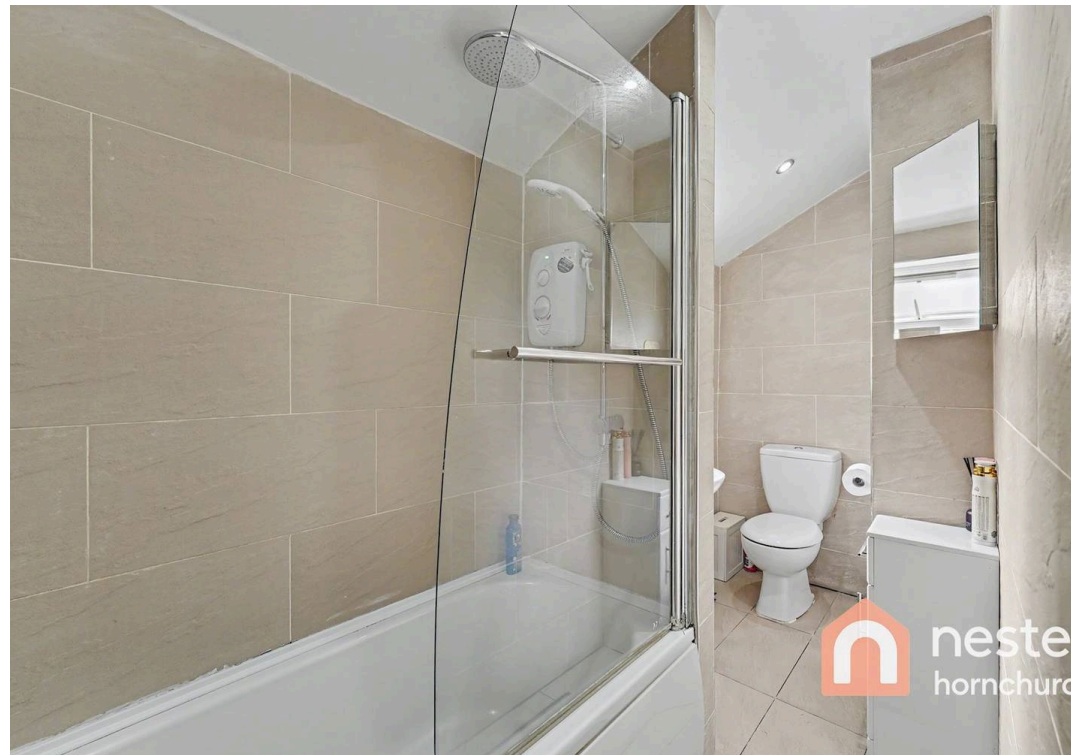
One of the real standout features here is the exceptional future potential (**subject to the usual planning consents**) With scope to extend, reconfigure and truly add value, this is the kind of property where a buyer can put their own stamp on things and create something special.

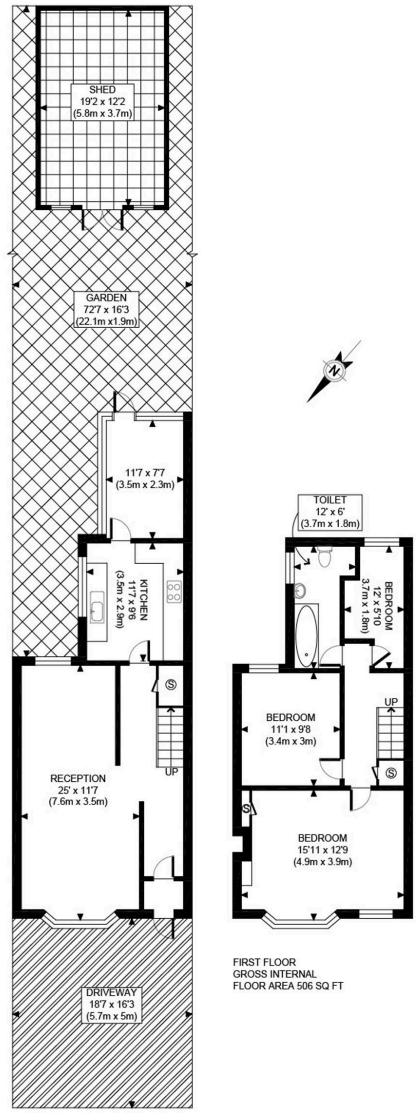
Outside, the generous rear garden offers a peaceful retreat with plenty of room for children to play, summer entertaining, or future landscaping ideas,





- **Reception - 7.6m x 3.5m**
Double glazed window. Radiator.
- **Kitchen - 3.5m x 2.9m**
Range of wall and base units. Gas cooker point. Single bowl drainer sink unit.
- **Main Bedroom - 4.9m x 3.9m**
Double glazed window. Radiator.
- **Bedroom 2 - 3.4m x 3m**
Double glazed window. Radiator.
- **Bedroom 3 - 3.7m x 1.8m**
Double glazed window. Radiator.
- **Bathroom - 3.7m x 1.8m**
Power shower. Full size panelled bathtub. Wash Basin. W.C. Double glazed window. Radiator.
- **Shed - 5.8m x 3.7m**
Wooden
- **Conservatory**
W.C. Storage Space.
- **Rear Garden - 22.12m x 4.95m**
Paved / Grass
- **Front Garden - 5.7m x 5m**

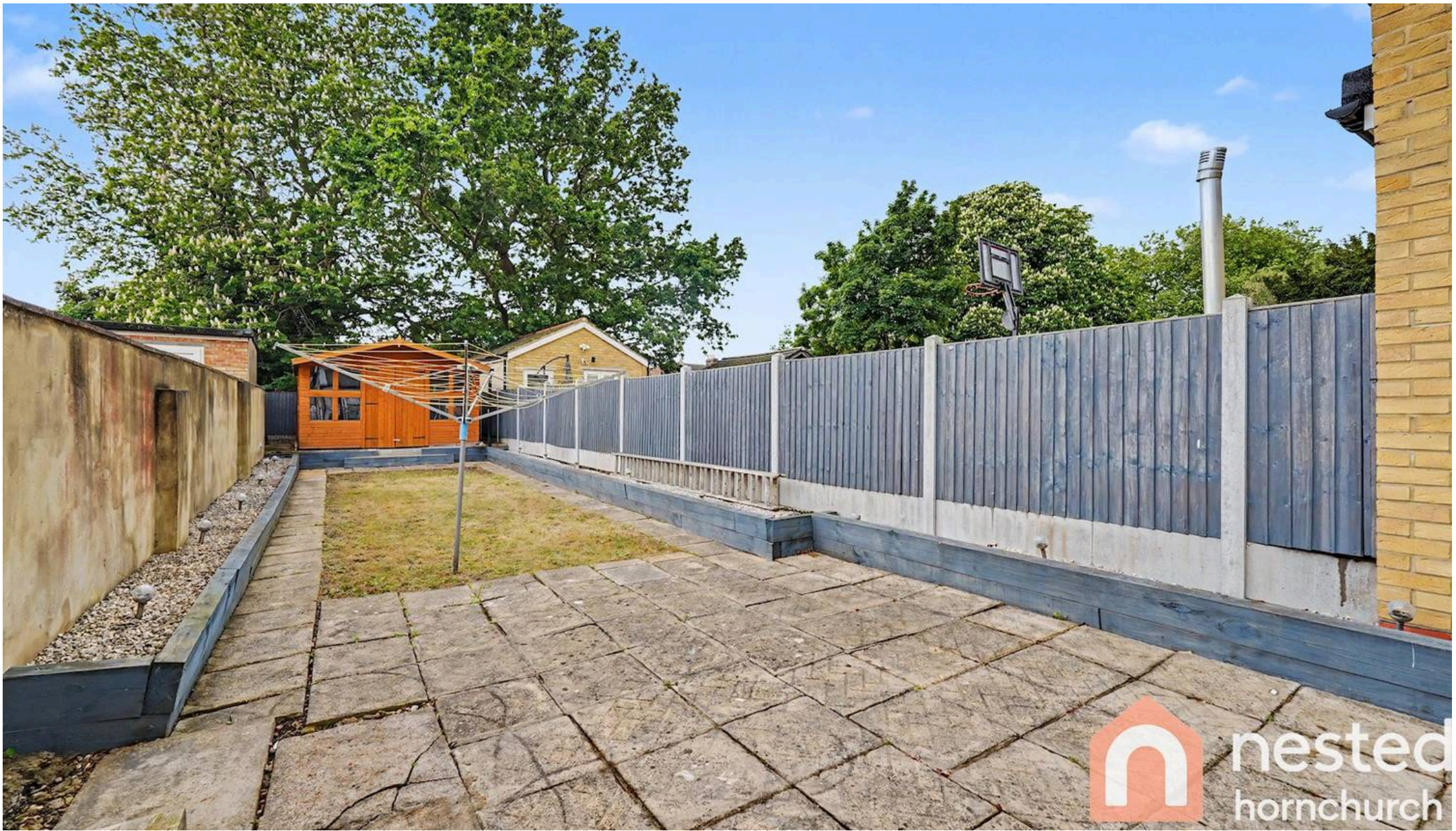




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 593 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 506 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1099 SQ FT / 102 SQM		Westwood Rd
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date 12/05/20
		photoplan



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