



Clandon Road, Ilford, IG3 8BB

Offers In Excess Of £400,000





Clandon Road

Ilford, IG3 8BB

- EPC TBC
- Two reception rooms
- Bathroom
- Public transport nearby
- CHAIN FREE
- Two bedrooms
- Kitchen
- Close to Elizabeth Line
- Local amenities

CHAIN FREE

Nestled on the charming Clandon Road in Seven Kings, this two-bedroom house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property is conveniently located near the Elizabeth Line, ensuring swift and easy access to central London and beyond. Public transport options are plentiful, making commuting a breeze.

Families will appreciate the proximity to reputable schools, providing a solid foundation for children's education. Additionally, the area boasts a variety of local amenities, including shops, parks, and recreational facilities, all within easy reach, enhancing the convenience of daily living.

This house is offered chain-free, allowing for a smooth and straightforward purchasing process. With its prime location and appealing features, this property is a must-see for anyone seeking a well-connected home in a vibrant community. Don't miss the chance to make this lovely house your new home.



ENTRANCE

RECEPTION ONE 12'1" x 10'10" (3.69m x 3.32m)

RECEPTION TWO 11'2" x 10'4" (3.41m x 3.15m)

KITCHEN 7'10" x 7'0" (2.41m x 2.15m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 17'7" x 10'10" (5.38m x 3.32m)

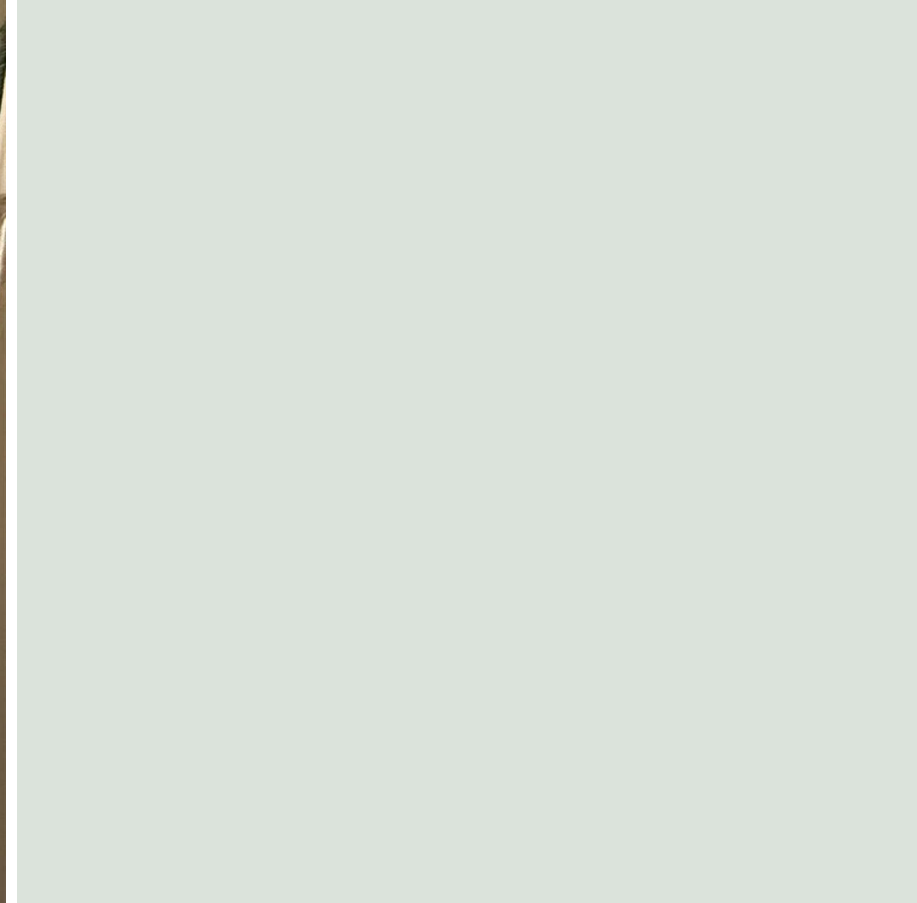
BEDROOM TWO 11'3" x 8'8" (3.44m x 2.66m)

BATHROOM 8'7" x 8'2" (2.64m x 2.51m)

EXTERIOR

AGENTS NOTE



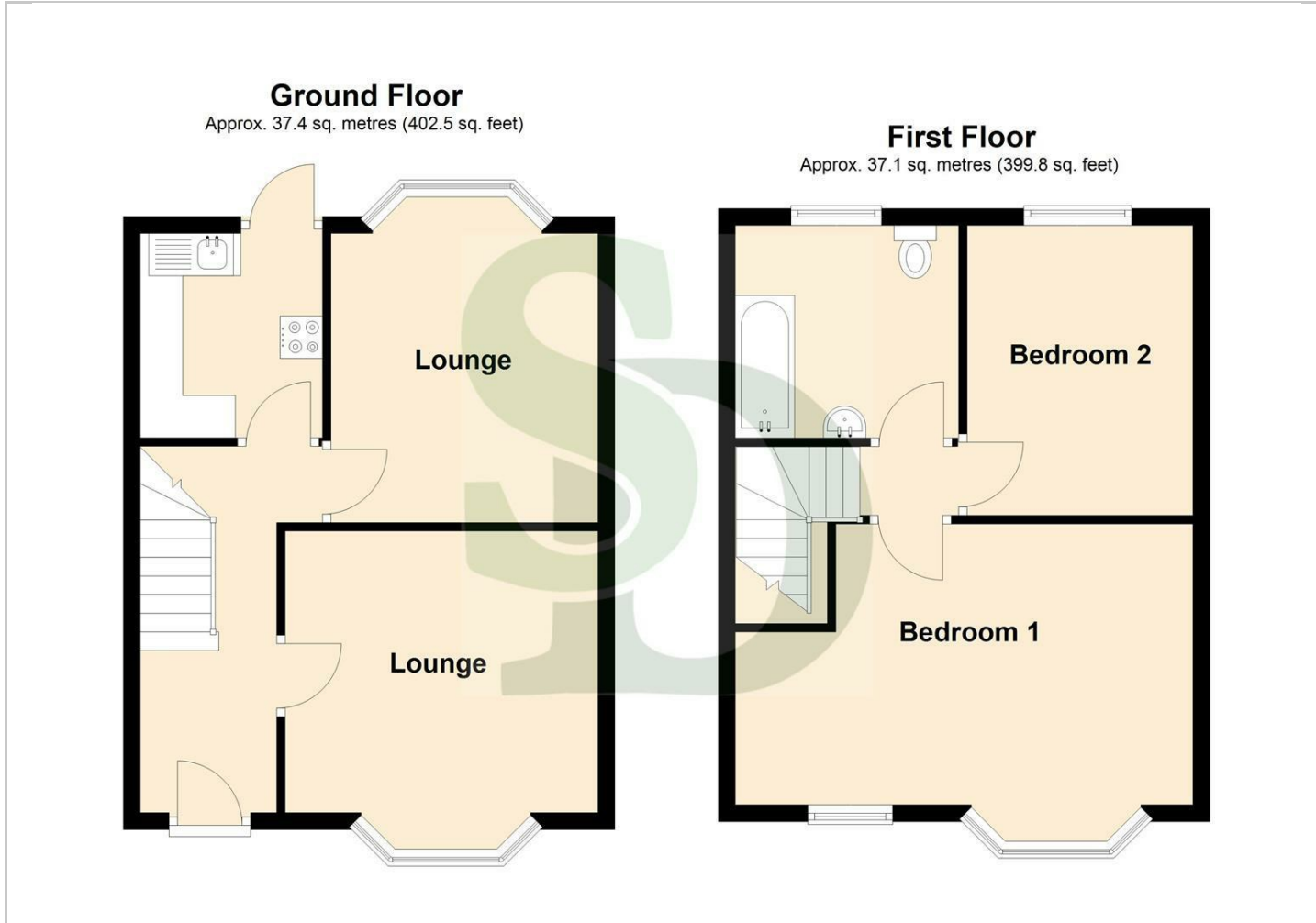


Directions





Floor Plans



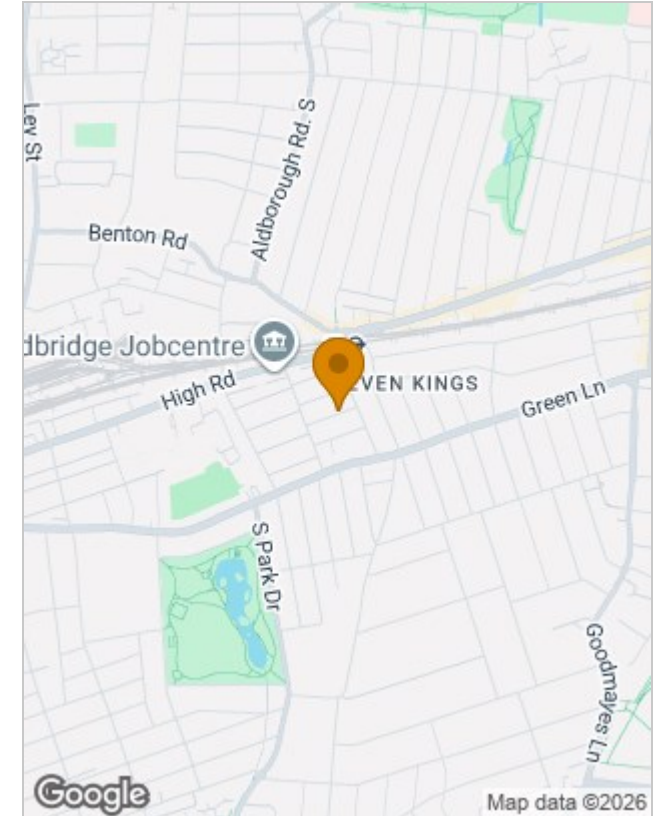
Viewing

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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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	