Sandra Davidson
ESTATE AGENTS

Belmont Road, Ilford, IG1 1YN

Offers In Excess Of £750,000

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Belmont Road

Ilford, IG1 1YN

Offers In Excess Of £750,000

- EPC - D
- AMAZING CONDITION
- BASEMENT
- GREAT LOCATION FOR PULIC TRANSPORT
- GROUND FLOOR OUTDOOR WC
- ORIGINAL FOUR BEDROOM HOUSE
- UTILTY
- DRIVE FOR TWO CARS
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- POTENTIAL FOR REAR AND LOFT EXTENSION (subject to planning permission)

ENTRANCE PORCH

RECEPTION ONE - THROUGH LOUNGE
13'1" x 12'2" (3.99m x 3.73m)

RECEPTION TWO - THROUGH LOUNGE
12'3" x 12'2" (3.75m x 3.71m)

RECEPTION THREE
20'2" into bay x 12'2" (6.17m into bay x 3.72m)

KITCHEN 11'3" x 7'9" (3.43m x 2.38m)

STAIRS TO BASEMENT 24'6" x 5'6" (7.48m x 1.69m)

OUTDOOR UTILITY 5'7" x 4'11" (1.72m x 1.50m)

WC (access via utility) 4'9" x 3'2" (1.47m x 0.98m)

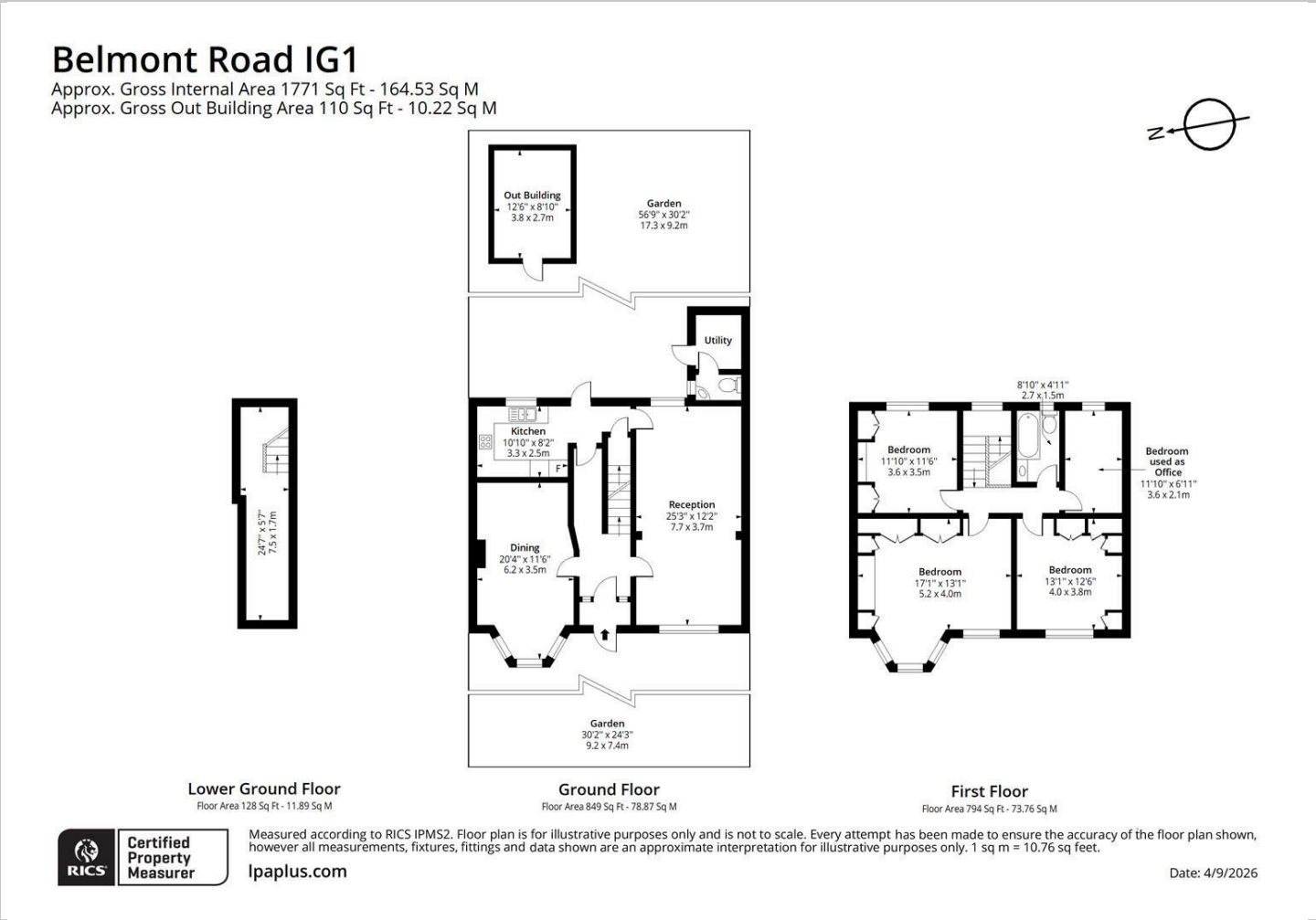
STAIRS TO FIRST FLOOR

BEDROOM ONE
17'1" x 16'3" into bay (5.21m x 4.96m into bay)

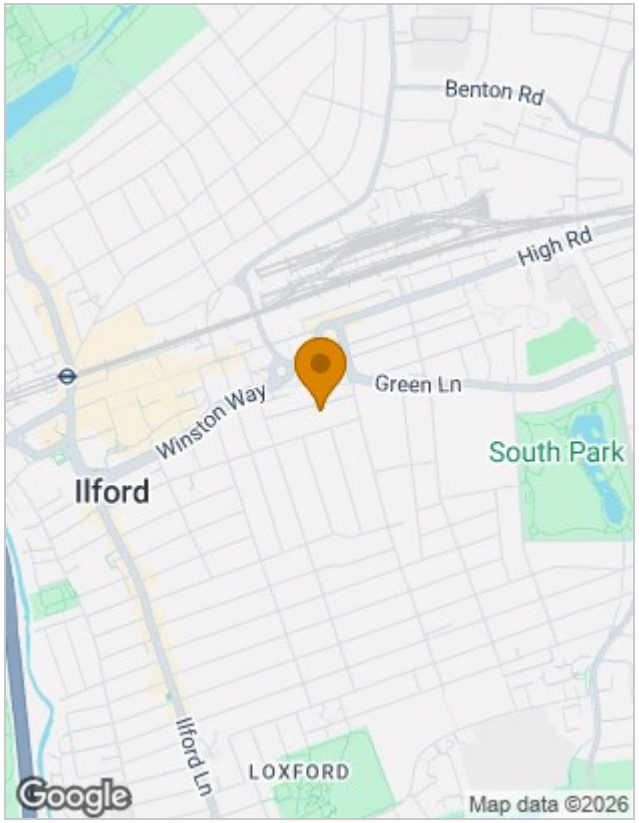
BEDROOM TWO	12'11" x 12'4" (3.95m x 3.78m)
BEDROOM THREE	11'8" x 11'2" (3.58m x 3.41m)
BEDROOM FOUR	11'9" x 6'11" (3.59m x 2.12m)
FIRST FLOOR BATHROOM	8'1" x 4'9" (2.48m x 1.47m)
EXTERIOR	
OUTBUILDING	12'3" x 8'7" (3.75m x 2.63m)
AGENTS NOTE	

Directions

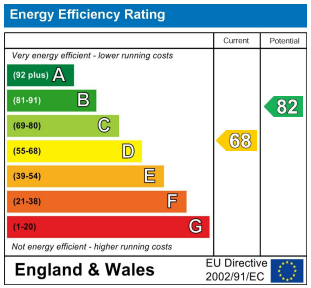
Floor Plans



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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com https://www.sandradavidson.com