



P R I M E R E S I D E N T I A L

P R E S E N T S

Tomswood Hill, Ilford



SECURITY  
ALARM  
SYSTEMS  
INSTALLATION  
MAINTENANCE  
REPAIRS

4155

4155

elliott E|J james

PRIME RESIDENTIAL

# Tomswood Hill, Ilford



Nestled in the desirable area of Tomswood Hill, Ilford, this stunning detached modern family home offers a perfect blend of contemporary living and comfort. Built in 2020, the property boasts a fresh and inviting atmosphere, ideal for families seeking a spacious and stylish residence.

Upon entering, you are greeted by a generous reception room that provides an excellent space for relaxation and entertaining. The home features three/four well-proportioned bedrooms, ensuring ample accommodation for family members or guests. With two modern bathrooms, morning routines and family life are made effortless.

One of the standout features of this property is the underfloor heating, which provides a warm and cosy environment throughout the home, while the air conditioning ensures comfort during the warmer months. This thoughtful design enhances the overall living experience, making it suitable for year-round enjoyment.

The location of Tomswood Hill is truly wonderful, offering a peaceful suburban setting while still being conveniently close to local amenities, schools, and transport links. This makes it an ideal choice for families looking to settle in a friendly community.

In summary, this detached modern family home is a rare find, combining contemporary features with a prime location. It is perfect for those seeking a stylish and comfortable living space in Ilford. Do not miss the opportunity to make this exceptional property your new home.



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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



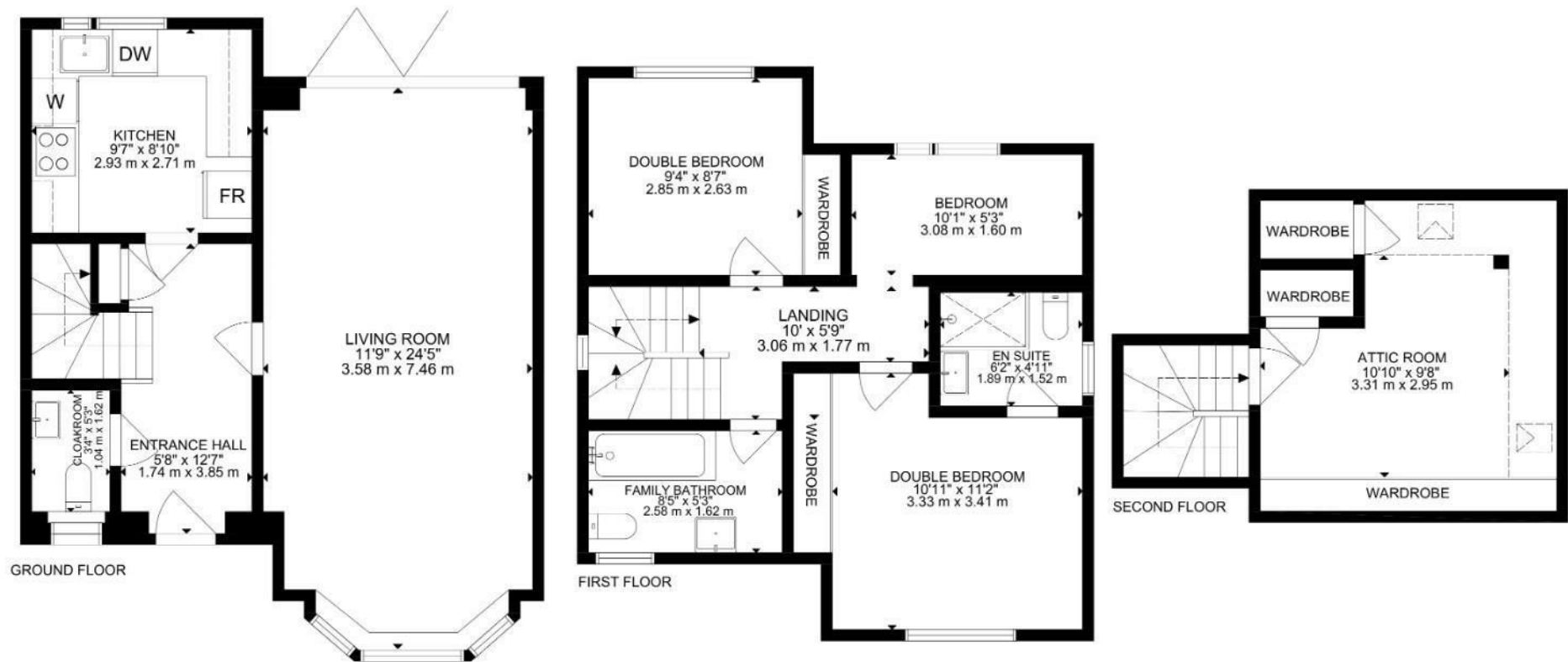
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 1043.00 sq ft	Type House - Detached	Style New Home
Bedrooms 4	Receptions 1	Bathrooms 2
Tenure Freehold	Local Authority Redbridge	Tax Band D

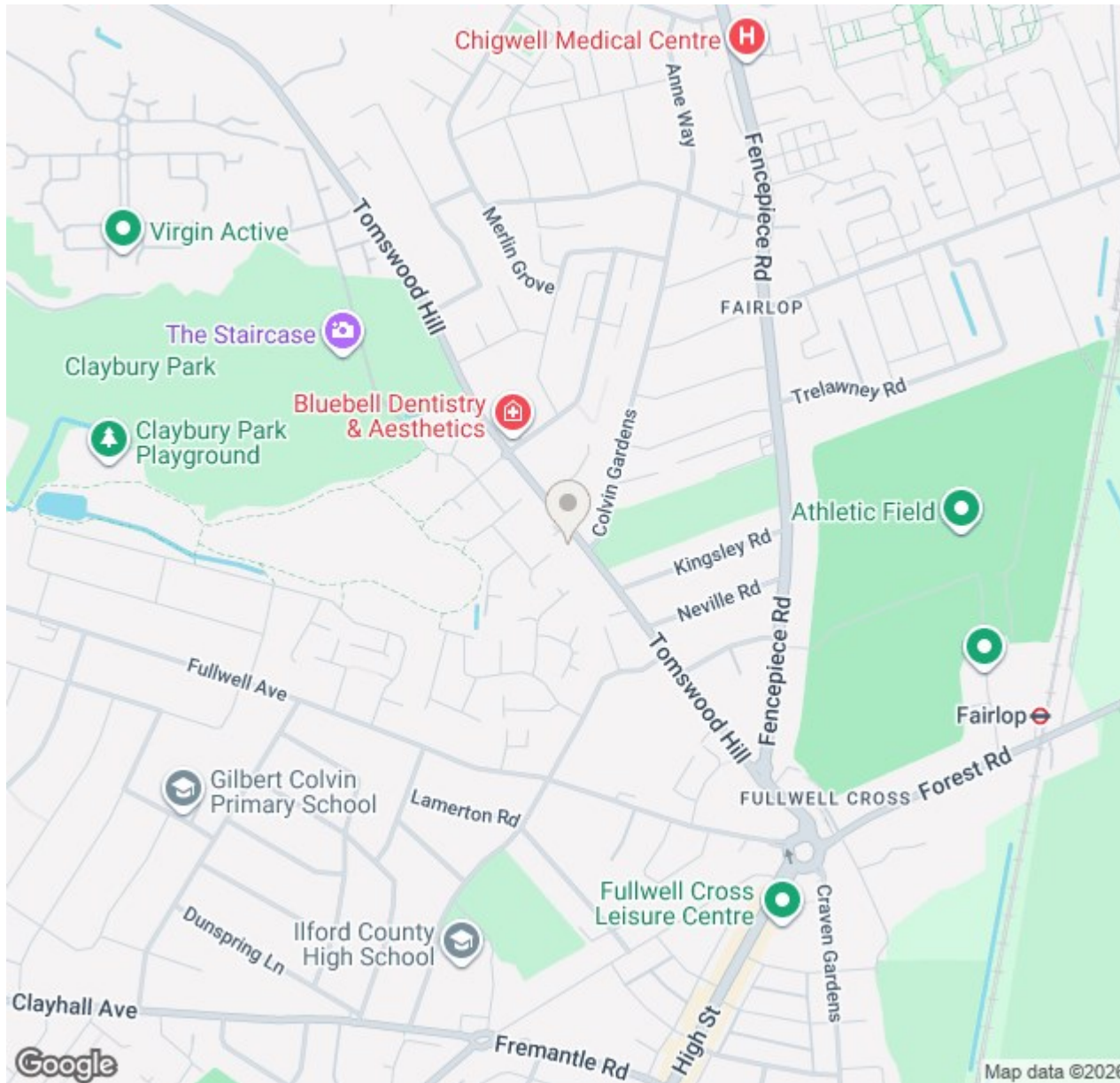
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 484 SQ FT, 45 m<sup>2</sup>, FIRST FLOOR : 441 SQ FT, 41 m<sup>2</sup>,  
 SECOND FLOOR : 118 SQ FT, 11 m<sup>2</sup>  
 TOTAL: 1043 SQ FT, 97 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>94</b>
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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