



St. Thomas Gardens | | Ilford | IG1 2PQ

Offers Over £495,000



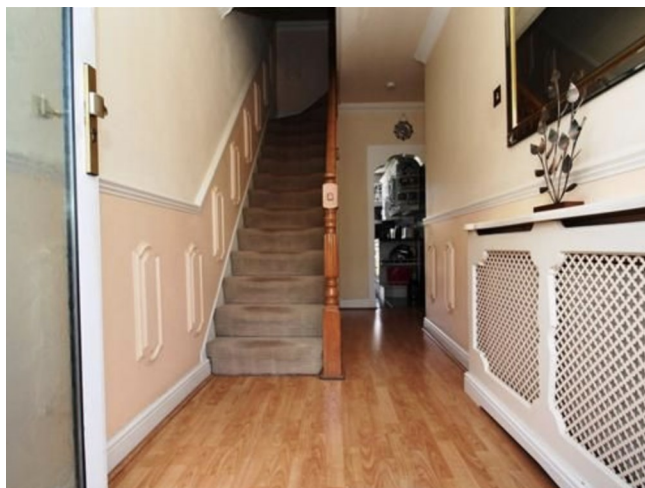
**LEAFY  
ESTATES**

## Key features

- Three bedroom property in highly sought-after area
- Cellar space which can be used as study and workshop
- Bright and spacious through lounge and dining area
- Easily maintained and generously sized garden
- Driveway and off street parking
- Close proximity to schools and local amenities including Seven Kings secondary and sixth form rated outstanding by Ofsted
- Excellent transport links to Central London
- Excellent rental potential
- Scope to extend (STPP)

## Description

Leafy Estates are pleased to bring to the market this well-proportioned three-bedroom terraced house, situated on a quiet residential street in Ilford.



## Directions



The property comprises a bright and spacious through lounge and kitchen with garden access from both, providing a practical layout for everyday living.

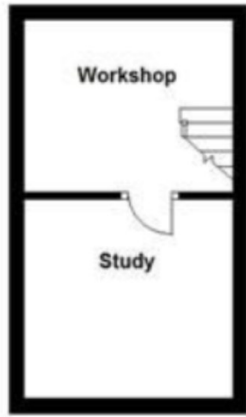
The house is situated within reach of local amenities including shops, cafés and services along Ilford Lane. The location is well suited for families and first-time buyers seeking proximity to local schools and community facilities.

Public transport links are easily accessible, with Ilford and Barking station providing connections into central London, including services towards Liverpool Street and the Elizabeth line from nearby stations.

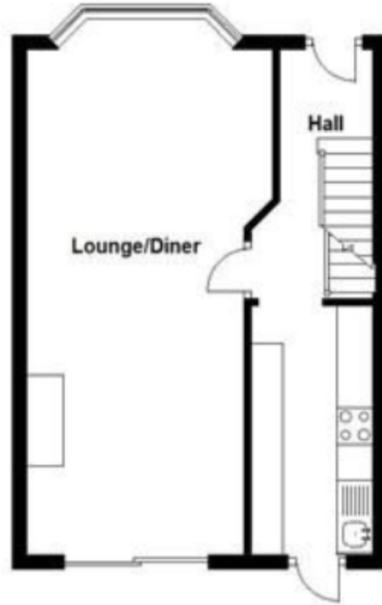


# Floor plans

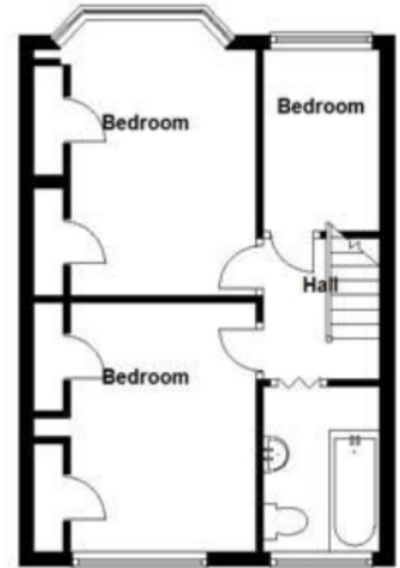
**Basement**



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band D    EPC Rating D



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