



Ranelagh Gardens, Ilford, IG1

BUTLER & STAG



**Well-presented Edwardian
Family home offering almost
2,000 square feet of internal
living accommodation, ideal for
those looking to settle in a
vibrant community located just a
short walk away from Valentines
Park and Ilford Crossrail, and
Gants Hill Central Line Station**



Freehold

- Guide Price £700,000 - £725,000
- Potential To Extend (STPP)
- Walking Distance To Ilford Crossrail & Gants Hill Central Line
- Off Street Parking
- Walking Distance To Valentines Park
- Walking Distance To Cranbrook Primary (Good) & Valentines Secondary (Outstanding)

This spacious home is thoughtfully arranged across three floors, offering versatile living for families or professionals. The ground floor features a welcoming hallway leading to three distinct reception areas: a bright living room, a formal dining room, and a separate lounge area ideal for relaxing or entertaining. The modern kitchen is located at the rear, with direct access to the garden, and there's also a convenient ground-floor shower room.

Upstairs, the first floor offers four well-proportioned bedrooms and a family bathroom, providing ample space for both rest and storage. A basement level adds valuable additional space, suitable for storage, a gym, or a hobby room.

The property also benefits from a large outbuilding in the garden, currently arranged as a shed, offering potential for a home office, studio, or conversion to a garden room. This home blends generous living space with flexible layout options, perfect for modern lifestyles.

Living in Ilford offers a great mix of community, green space, and convenience. The area is home to several well-regarded schools, including Valentine's High and Oaks Park High, making it ideal for families. At the heart of Ilford is Valentines Park—a large, award-winning space with gardens, play areas, sports facilities, and the historic Valentines Mansion.

Transport links are excellent, with Ilford Station on the Elizabeth Line providing fast access to central London, and nearby Central Line stations and bus routes offering great connectivity.





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Approx. Gross Internal Area 180.7 Sq M (1944.9 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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