



## Charlbury Gardens, Ilford, IG3 9TU

### Offers In The Region Of £575,000



**\*\* BEAUTIFULLY MAINTAINED TERRACED HOUSE IN SOUGHT LOCATION WITH OFF STREET PARKING. IDEAL FAMILY HOME WITH SUPERB TRANSPORT LINKS \*\***

**\* GUIDE PRICE - £550,000 - £575,000 \***

OC Homes are delighted to present to the sales market this well presented three-bedroom terraced house in Charlbury Gardens, IG3. The property is situated in a sought after location on a lovely, tree-lined residential street conveniently located directly off Green Lane and close to Seven Kings & Goodmayes Stations (Elizabeth Line). This property is superbly presented with some lovely period features, and offers lots of potential to expand into the loft if required, while being ready to move into as is.

The property makes an ideal family home and is decorated beautifully with both period features and modern touches, and is well finished throughout. Accommodation comprises: Ground Floor; entrance hallway, reception room, dining room, ground floor w/c, utility room, modern kitchen/diner with access to a good size, east facing rear garden. The first floor comprises; two double bedrooms, single bedroom, shower room with separate w/c, and access to a sizeable loft space that be converted to house another bedroom and bathroom (STPP).

Externally, the property benefits from off-street parking to the front as well as a well-presented rear garden. Ideally located within a short walk to both Goodmayes and Seven Kings Station (Elizabeth Line), in addition to other public transport links and local amenities, the property boasts easy access into Central London and beyond. To arrange a viewing, please call the OC Homes sales team now.

- CHARMING THREE BEDROOM HOUSE
- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.







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



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