

We make it simple

SALES • LETTINGS • MANAGEMENT



Guide price £710,000

TENURE : FREEHOLD

St. Johns Road, Ilford, IG2 7BB

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

Cranbrook Lettings Ltd
713 Cranbrook Rd, Ilford, IG2 6RJ
ilford@cranbrooklettings.com | 02085502600
Website: <https://cranbrooklettings.com/>

Cranbrook Lettings
We make it simple
SALES • LETTINGS • MANAGEMENT

Key Features:

- Huge Semi-detached house
- No Chain
- Four bedrooms
- Two bathrooms (ground floor and first floor)
- Two reception rooms
- Well-equipped kitchen
- Private garden
- Wooden shed.
- Private driveway plus on-road parking
- EPC Rating D
- Convenient Ilford location with excellent transport links
- Council Tax band D
- Much bigger than normal house.
- Separate Garage.

Guide Price £710,000- £725,000.

Located in the highly sought-after area of Ilford, this attractive **semi-detached house** offers spacious and versatile family accommodation throughout. The property comprises **Three well-proportioned bedrooms on the first floor**—one Bedroom conveniently located on the **ground floor** and the other Bedrooms on the **first floor**—**two bathrooms** making it ideal for growing families and multi-generational living.

The home features **two generous reception rooms**, providing flexible spaces for both relaxing and entertaining. A well-equipped kitchen offers ample storage and workspace, making everyday cooking and meal preparation convenient and enjoyable.

All bedrooms benefit from good natural light and comfortable living space, while the bathrooms are fitted with fixtures and fittings. The property is offered **part-furnished**, allowing buyers the opportunity to move in with ease while adding their own personal style.

The loft is spacious and boarded and insulated.

Externally, the property boasts a private garden, perfect for outdoor dining, family activities, and entertaining guests. Parking is available via a **private driveway** in addition to **on-road parking**, offering excellent convenience for homeowners and visitors alike.

The property has an **EPC rating of D**, presenting an opportunity for future energy-efficiency enhancements.

Ideally situated in Ilford, the property benefits from excellent access to a wide range of local amenities, including shopping facilities, schools, parks, and leisure options. Strong transport links provide convenient connections to Central London and surrounding areas, making this an excellent choice for families and commuters alike.

Contact us to arrange a viewing.

<https://www.madesnappy.co.uk/ltour/NmExZWQ3YTQyNWVvZTYuNTQxNzEzNTg->

Cranbrook Lettings Ltd

713 Cranbrook Rd, Ilford, IG2 6RJ

ilford@cranbrooklettings.com | 02085502600

Website: <https://cranbrooklettings.com/>

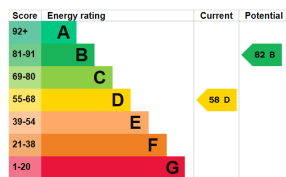




Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60