



Eton Road, Ilford, IG1 2UA  
Offers In Excess Of £550,000





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# Eton Road

Ilford, IG1 2UA

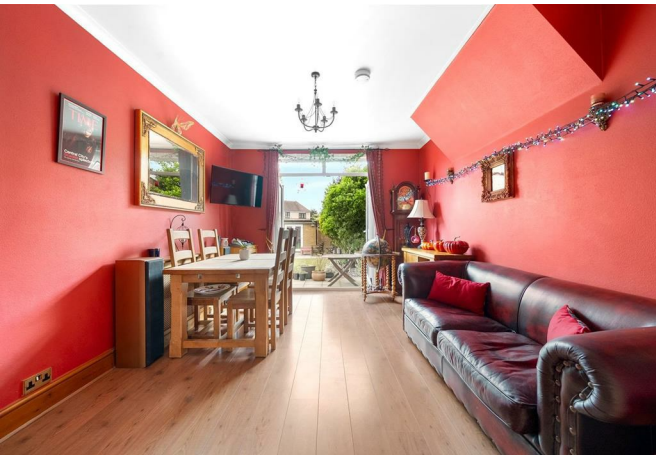
- EPC RATING TBC
- Two reception rooms
- Two bathrooms
- Off street parking
- Four bedrooms
- Kitchen
- Outbuilding

Nestled on the charming Eton Road in Ilford, this delightful house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise both space and functionality, catering to the needs of contemporary living.

For those with a vehicle, the property includes parking for one car, a valuable asset in this bustling area. Eton Road is well-connected, offering easy access to local amenities, schools, and transport links, making it a desirable location for both commuters and families alike.

This property presents a wonderful opportunity to create a warm and welcoming home in a vibrant community. Don't miss the chance to make this house your own.



## ENTRANCE

RECEPTION ONE 13'5" x 12'9" (4.10m x 3.90m)

RECEPTION TWO 12'9" x 11'1" (3.90m x 3.40m)

KITCHEN 9'2" x 7'6" (2.80m x 2.30m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 13'9" x 11'5" (4.20m x 3.50m)

BEDROOM TWO 12'9" x 11'5" (3.90m x 3.50m)

BEDROOM THREE 9'3" x 7'6" (2.820m x 2.30m)

BATHROOM 8'2" x 5'6" (2.50m x 1.70m)

## STAIRS TO SECOND FLOOR

BEDROOM FOUR 18'8" x 17'4" (5.70m x 5.30m)

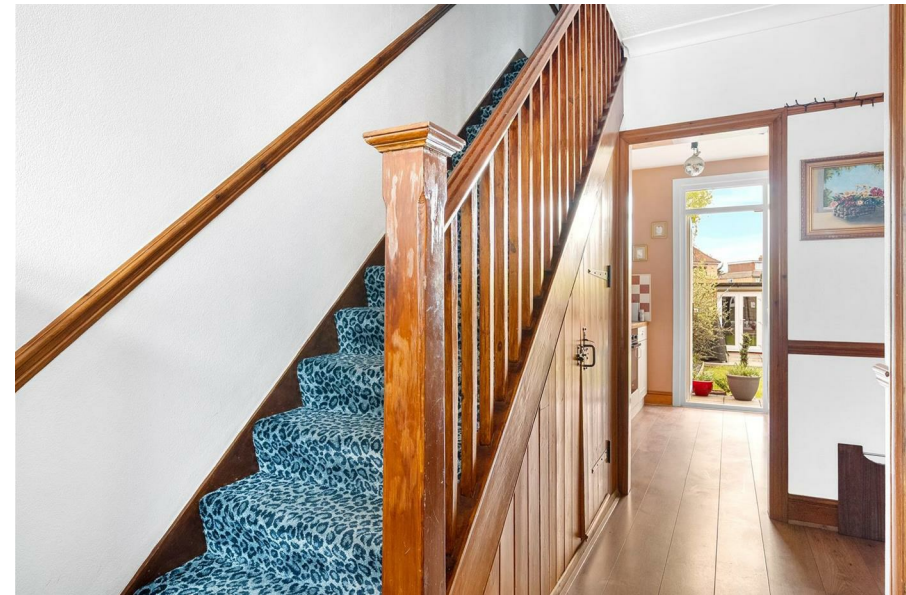
EN-SUITE 7'10" x 3'11" (2.40m x 1.20m)

EXTERIOR 43' (13.11m)



OUTBUILDING ROOM ONE 12'1" x 10'9" (3.70m x 3.30m)  
OUTBUILDING ROOM ONE 8'10" x 7'10" (2.70m x 2.40m)  
AGENTS NOTE

Directions

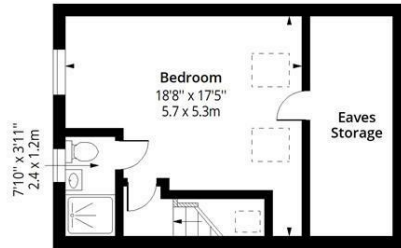




## Floor Plans

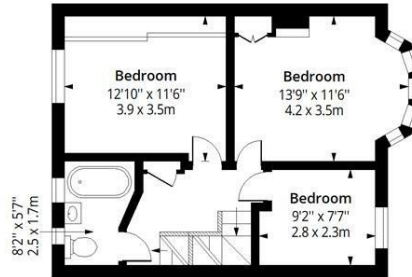
### Eton Road IG1

Approx. Gross Internal Area 1324 Sq Ft - 123.00 Sq M  
 Approx. Gross Eaves Storage Area 114 Sq Ft - 10.59 Sq M  
 Approx. Gross Out Building Area 214 Sq Ft - 19.88 Sq M



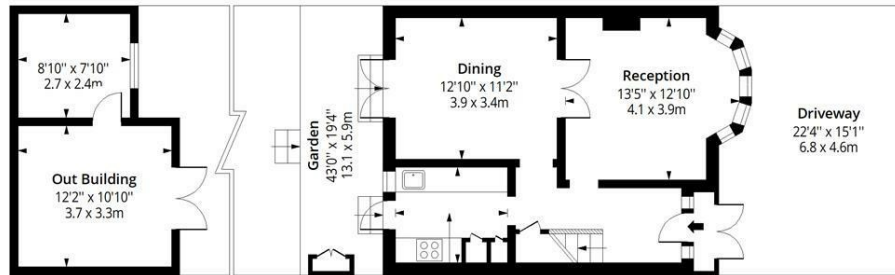
**Second Floor**

Floor Area 325 Sq Ft - 30.19 Sq M



**First Floor**

Floor Area 501 Sq Ft - 46.54 Sq M



**Ground Floor**

Floor Area 498 Sq Ft - 46.26 Sq M

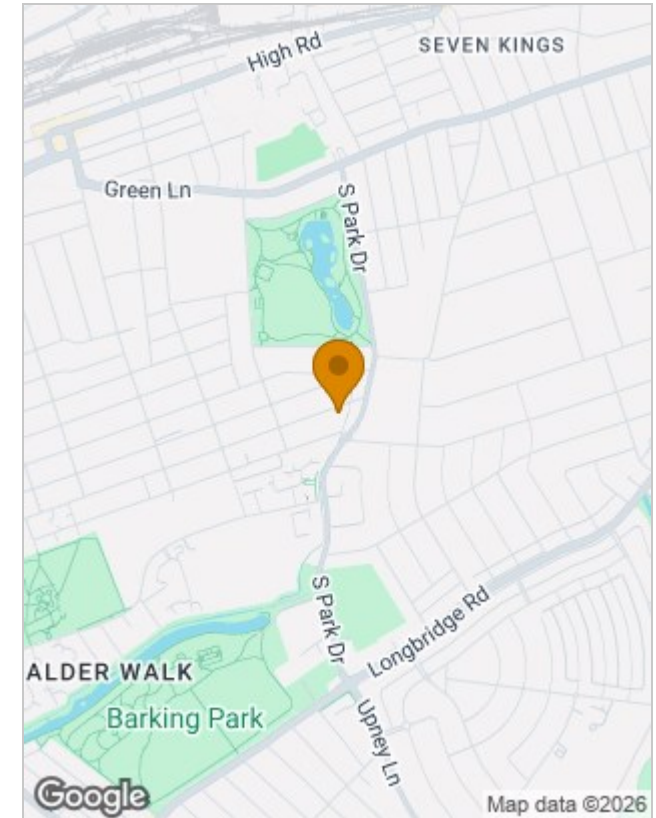


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 2/4/2026

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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