



Westwood Road, Ilford, IG3 8SE

£495,000





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# Westwood Road

Ilford, IG3 8SE

- EPC - D
- FIRST FLOOR BATHROOM
- OFF STREET PARKING FOR TWO CARS
- SEVEN KINGS AND GOODMAYES STATION
- POTENTIAL FOR LOFT AND REAR EXTENSION STPP
- TWO BEDROOM HOUSE
- OFFICE/ STORAGE SPACE
- GREAT LOCATION FOR SCHOOL
- PARK ON YOUR DOORSTEP
- ELECTRIC CAR CHARGER

Nestled on the charming Westwood Road in Ilford, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two bedrooms are thoughtfully designed, providing a peaceful retreat for rest and rejuvenation.

The house features a well-appointed bathroom, ensuring convenience for daily routines. The layout is practical and flows seamlessly, making it ideal for families or professionals alike.

One of the standout features of this property is the parking space available for two vehicles, a rare find in this area, adding to the convenience of urban living.

With its prime location in Ilford, residents will enjoy easy access to local amenities, schools, and transport links, making commuting and daily errands a breeze. This terraced house is not just a property; it is a place where memories can be made and cherished. Whether you are a first-time buyer or looking to downsize, this home offers a perfect blend of comfort and practicality. Do not miss the chance to make this lovely house your new home.



## ENTRANCE

## RECEPTION ONE

13'5" into bay x 11'8" (4.11m into bay x 3.57m)

## RECEPTION TWO

10'9" x 9'10" (3.30m x 3.00m)

## KITCHEN

11'3" x 9'10" (3.45m x 3.00m)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

14'11" x 10'11" (4.57m x 3.34m)

## BEDROOM TWO

10'10" x 9'8" (3.31m x 2.97m)

## OFFICE/STORAGE

6'6" x 4'7" (2.00m x 1.40m)

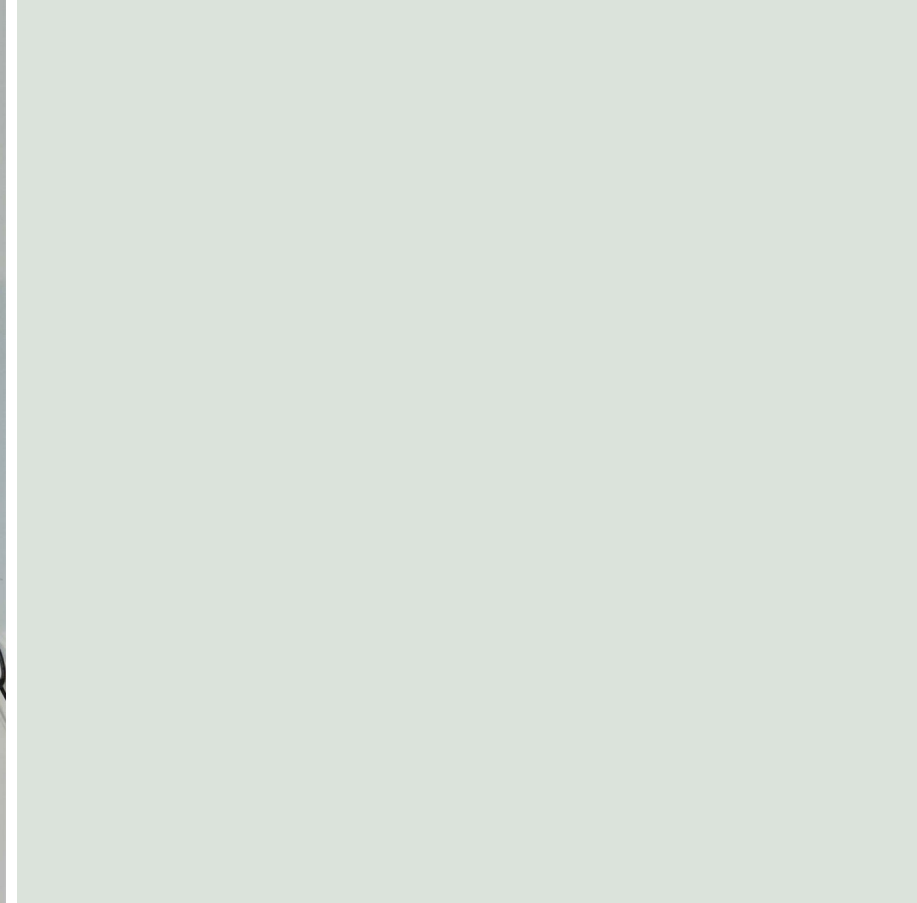
## FIRST FLOOR BATHROOM

9'10" x 6'1" (3.00m x 1.87m)

## EXTERIOR

56'1 (17.09m)

## AGENTS NOTE

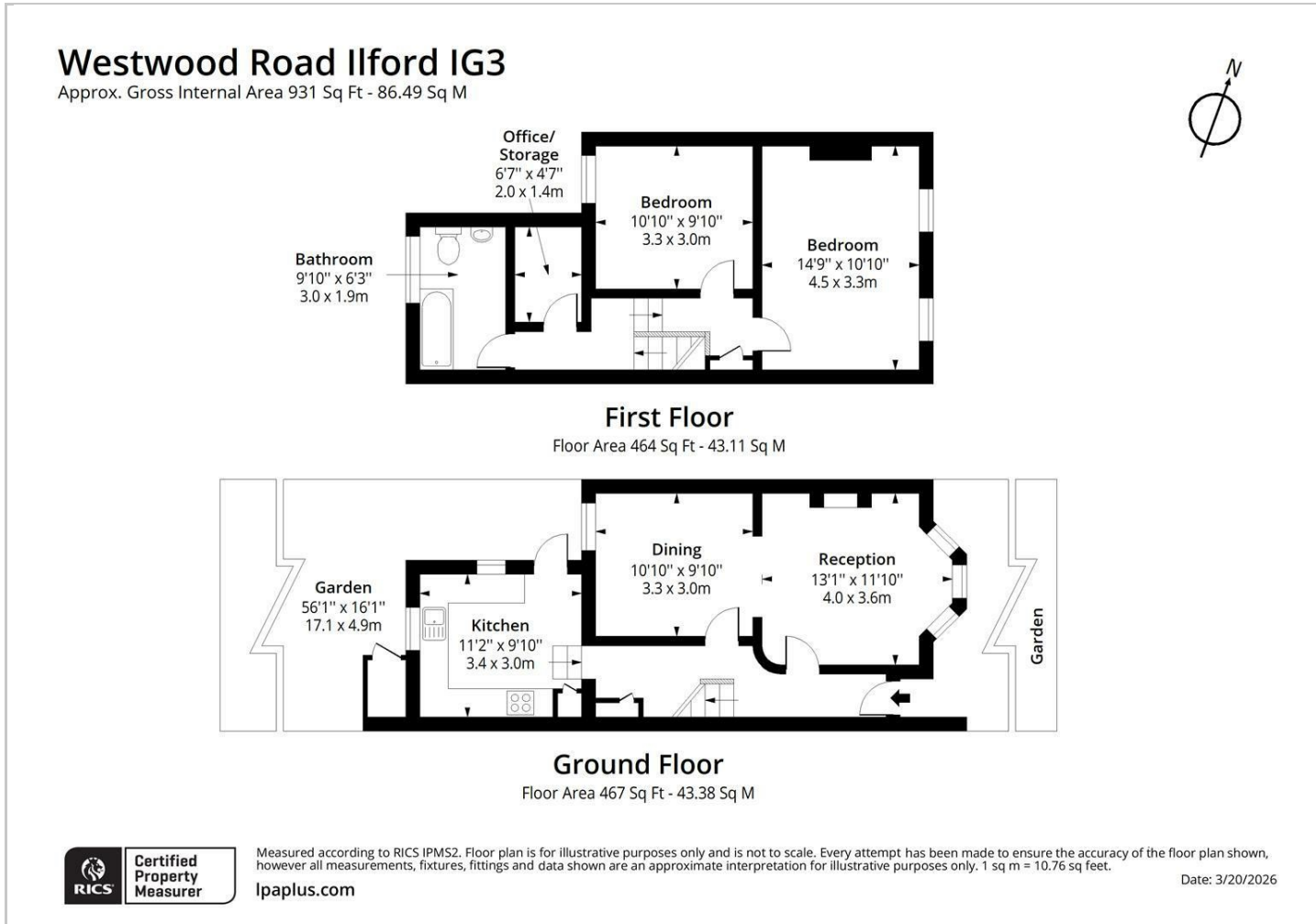


Directions

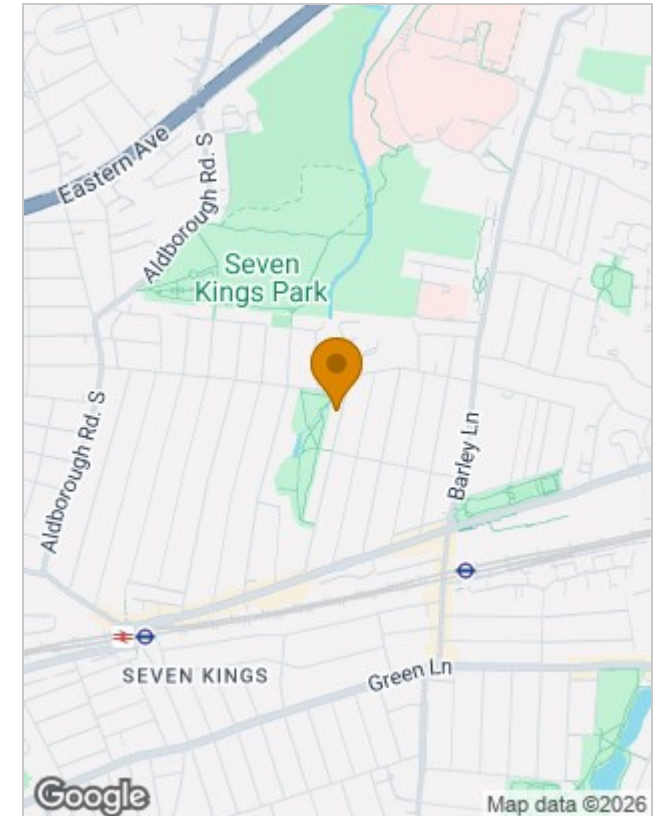




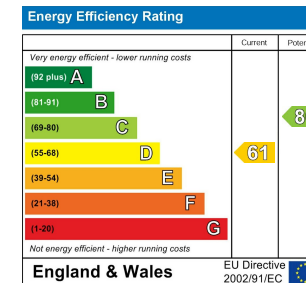
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.