



Aberdour Road, Ilford, IG3 9SA

£865,000





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# Aberdour Road

Ilford, IG3 9SA

- EPC - C
- THREE PARKING SPACES
- GREAT LOCATION FOR SCHOOLS AND LOCAL AMENITIES
- GAS CENTRAL HEATING
- TWO BATHROOMS
- FIVE BEDROOM HOUSE
- GOODMAYES STATION
- DOUBLE GLAZED WINDOWS
- OUTBUILDING

Nestled on the charming Aberdour Road, this splendid Edwardian terraced house offers a delightful blend of period features and modern living. With five generously sized bedrooms, this property is perfect for families seeking ample space and comfort. The three reception rooms provide versatile areas for relaxation, entertaining, or even a home office, catering to a variety of lifestyle needs.

The two well-appointed bathrooms ensure convenience for busy mornings and family life, making this home both practical and inviting. The property also boasts parking for up to three vehicles, a rare find in such a desirable location, allowing for easy access and peace of mind.

This home is not just a place to live; it is a sanctuary that reflects the elegance of its Edwardian heritage while accommodating the demands of contemporary life. With its spacious layout and prime location, this property is an exceptional opportunity for those looking to settle in a vibrant community. Whether you are hosting gatherings or enjoying quiet evenings, this house is sure to meet all your needs. Do not miss the chance to make this charming Edwardian home your own.



## ENTRANCE PORCH

THROUGH LOUNGE 23'3" x 11'5" (7.10m x 3.50m)

RECEPTION TWO  
15'8" into bay x 11'1" (4.79m into bay x 3.40)

RECEPTION THREE 19'9" x 11'3" (6.03m x 3.45m)

GROUND FLOOR SHOWER ROOM  
6'7" x 6'3" (2.02m x 1.92m)

KITCHEN 11'0" x 10'2" (3.36m x 3.12m)

UTILITY ROOM 6'7" x 5'8" (2.02m x 1.73m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 16'4" x 11'10" (5.00m x 3.61m)

BEDROOM TWO  
14'11" into bay x 10'2" (4.56m into bay x 3.12m)

BEDROOM THREE 11'0" x 10'4" (3.37m x 3.15m)



BATHROOM - EXTENDED INTO ORIGINAL BEDROOM FOUR

11'2" max x 10'11" (3.42m max x 3.33m)

STAIRS TO SECOND FLOOR

BEDROOM FOUR 17'4" x 9'2" (5.29m x 2.81m)

BEDROOM FIVE 17'6" x 8'11" (5.34m x 2.72)

OFFICE 7'8" x 6'7" (2.35m x 2.01m)

BASEMENT 22'11" x 5'8" (6.99m x 1.73m)

OUTBUILDING 26'6" x 12'9" (8.09m x 3.89m)

EXTERIOR

AGENTS NOTE

Directions





## Floor Plans

### Aberdour Road Ilford IG3

Approx. Gross Internal Area 2297 Sq Ft - 213.39 Sq M  
 Approx. Gross Eaves Storage Area 39 Sq Ft - 3.62 Sq M  
 Approx. Gross Outbuilding Area 340 Sq Ft - 31.59 Sq M



**Basement**

Floor Area 130 Sq Ft - 12.08 Sq M

**Ground Floor**

Floor Area 1048 Sq Ft - 97.36 Sq M

**First Floor**

Floor Area 674 Sq Ft - 62.61 Sq M

**Second Floor**

Floor Area 445 Sq Ft - 41.34 Sq M

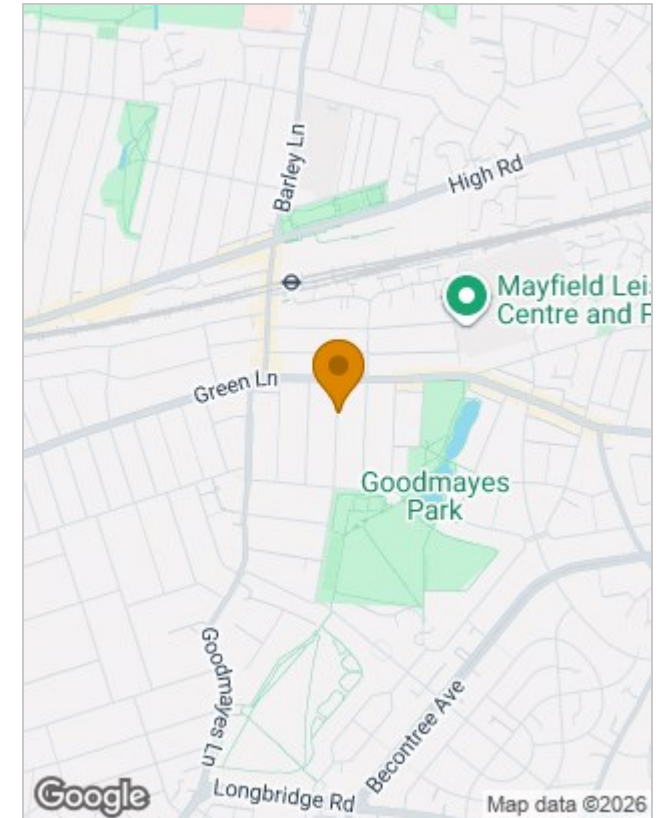


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

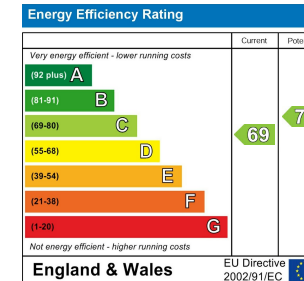
ipaplus.com

Date: 3/7/2026

## 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.

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