



Morrab Gardens, Ilford, IG3 9HL  
Offers In The Region Of £625,000



# Morrab Gardens

Ilford, IG3 9HL

- EPC - C
- LONG GARDEN
- GAS CENTRAL HEATING
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- POTENTIAL FOR FURTHER EXTENSIONS STPP
- FIVE BEDROOM HOUSE TWO BATHROOMS
- GROUND FLOOR WC
- DOUBLE GLAZED WINDOWS
- GREAT FAMILY HOME

Ark Isaac Newton Academy. 0.4 miles Ofsted: Outstanding  
Chain free sale

Nestled in the charming area of Morrab Gardens, Ilford, this delightful mid-terrace house offers a perfect blend of comfort and space for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for a growing family or the opportunity to create a home office or guest rooms.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, providing a warm and inviting atmosphere for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, ensuring a bright and airy feel throughout.

The property boasts two well-appointed bathrooms, catering to the needs of a busy household and providing convenience for all residents. Each bedroom offers a peaceful retreat, allowing for restful nights and rejuvenating mornings.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike. The surrounding area is known for its community spirit and green spaces, providing a pleasant environment for outdoor activities and leisurely strolls.

In summary, this mid-terrace house in Morrab Gardens is a fantastic opportunity for those looking for a spacious and versatile family home in Ilford. With its five bedrooms, two bathrooms, and inviting reception room, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your own.



## ENTRANCE

### RECEPTION ONE

16'0" into bay x 12'11" (4.89m into bay x 3.96m)

### RECEPTION TWO

12'5" x 10'11" (3.81m x 3.33m)

### KITCHEN/DINER

19'5" max x 17'10" max (5.92m max x 5.45m max)

### GROUND FLOOR WC

4'1" x 2'11" (1.27m x 0.90m)

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

15'11" into bay x 12'7" (4.86m into bay x 3.85m)

### BEDROOM TWO

12'8" x 12'3" (3.87m x 3.75m)

### BEDROOM THREE

7'9" x 6'3" (2.38m x 1.91m)

### FIRST FLOOR BATHROOM

9'3" x 6'7" (2.82m x 2.01m)

### STAIRS TO SECOND FLOOR





BEDROOM FOUR 10'2" 8'5" (3.12m 2.59m)  
BEDROOM FIVE 10'2" x 10'1" (3.11m x 3.09m)  
SECOND FLOOR SHOWER ROOM  
9'3" x 6'7" (2.82m x 2.01m)  
EXTERIOR 110' (33.53m)  
AGENTS NOTE

Directions

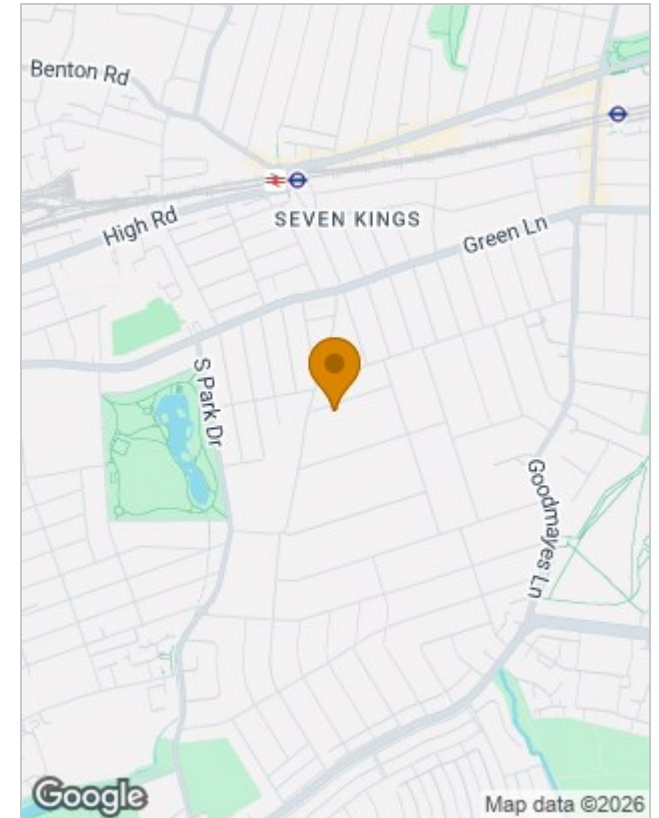




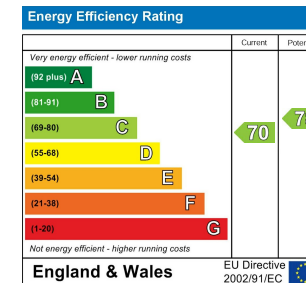
## Floor Plans



## 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.