



Budoch Drive, Ilford, IG3 9NX

Offers In Excess Of £900,000



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# Budoch Drive

Ilford, IG3 9NX

- EPC RATING C
- Two bathrooms
- Kitchen
- 99' rear garden
- Four bedrooms
- Lounge
- Garage
- Off street parking

Nestled in the desirable area of Budoch Drive, Ilford, this splendid detached house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The well-appointed reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house boasts two bathrooms, ensuring that morning routines run smoothly for all occupants. The thoughtful layout of the home maximises space and light, creating a warm and inviting environment throughout.

One of the standout features of this property is the parking provision, accommodating up to four vehicles, which is a rare find in this area. This added convenience is sure to appeal to those with multiple cars or visiting guests.

Situated in a friendly neighbourhood, this home is well-connected to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. Whether you are looking to settle down or invest, this property on Budoch Drive presents a wonderful opportunity to enjoy a comfortable lifestyle in Ilford. Do not miss the chance to make this charming house your new home.



## ENTRANCE

LOUNGE 27'5" x 12'6" (8.38m x 3.83)

DINING ROOM 11'6" x 10'5" (3.52m x 3.18m)

KITCHEN 15'10" x 10'1" (4.84m x 3.09m)

CLOAKROOM 6'11" x 4'10" (2.11m x 1.49m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 15'0" x 11'2" (4.58m x 3.42m)

BEDROOM TWO 11'10" x 11'2" (3.63m x 3.42m)

BEDROOM THREE 15'9" x 10'1" (4.82m x 3.08m)

BEDROOM FOUR 8'10" x 7'10" (2.70m x 2.40m)

BATHROOM 10'4" x 7'6" (3.17m x 2.31m)

SHOWER ROOM 10'0" x 8'0" (3.06m x 2.46m)

STAIRS TO LOFT STORAGE AREA





LOFT ROOM  
23'4" max x 17'8" max (7.12m max x 5.41m max)  
EXTERIOR 99' (30.18m)  
GARAGE 16'7" x 10'1" (5.06m x 3.08m)  
AGENTS NOTE

Directions

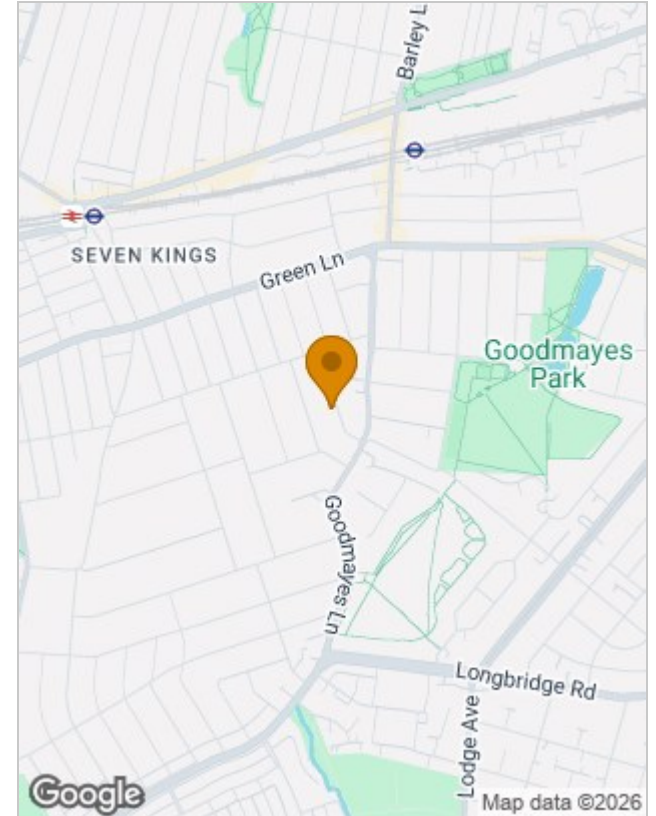




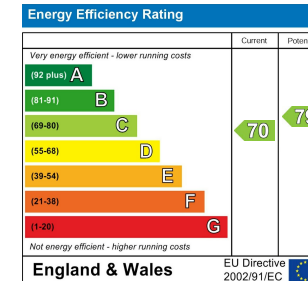
## Floor Plans



## 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.

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