



EB

270 Cranbrook Road, Ilford

Ilford

BOWDEN
BRADLEY



270 Cranbrook Road

Ilford

Council Tax band: F

Tenure: Freehold

- Guide Price £800,000 - £850,000
- 4 Bedroom Semi Detached Home
- Chain Free
- One of IG1's Most Desirable Areas
- 3 Reception Rooms
- Huge Potential For Expansion (STPP)
- Original Features & Tall Ceilings
- Valentines Park on your Doorstep
- Gants Hill Station Nearby
- Outstanding School Catchment





Living Room

18' 1" x 15' 7" (5.52m x 4.75m)

Reception Room

19' 0" x 12' 1" (5.79m x 3.68m)

Dining Room

12' 0" x 11' 8" (3.66m x 3.56m)

Garden Room

8' 9" x 12' 5" (2.67m x 3.78m)

Kitchen

12' 6" x 8' 1" (3.81m x 2.46m)

Bedroom

18' 1" x 14' 9" (5.52m x 4.50m)

Bedroom

15' 7" x 12' 1" (4.75m x 3.68m)

Bedroom

13' 1" x 8' 7" (4.00m x 2.62m)

Bathroom

8' 7" x 7' 5" (2.62m x 2.27m)

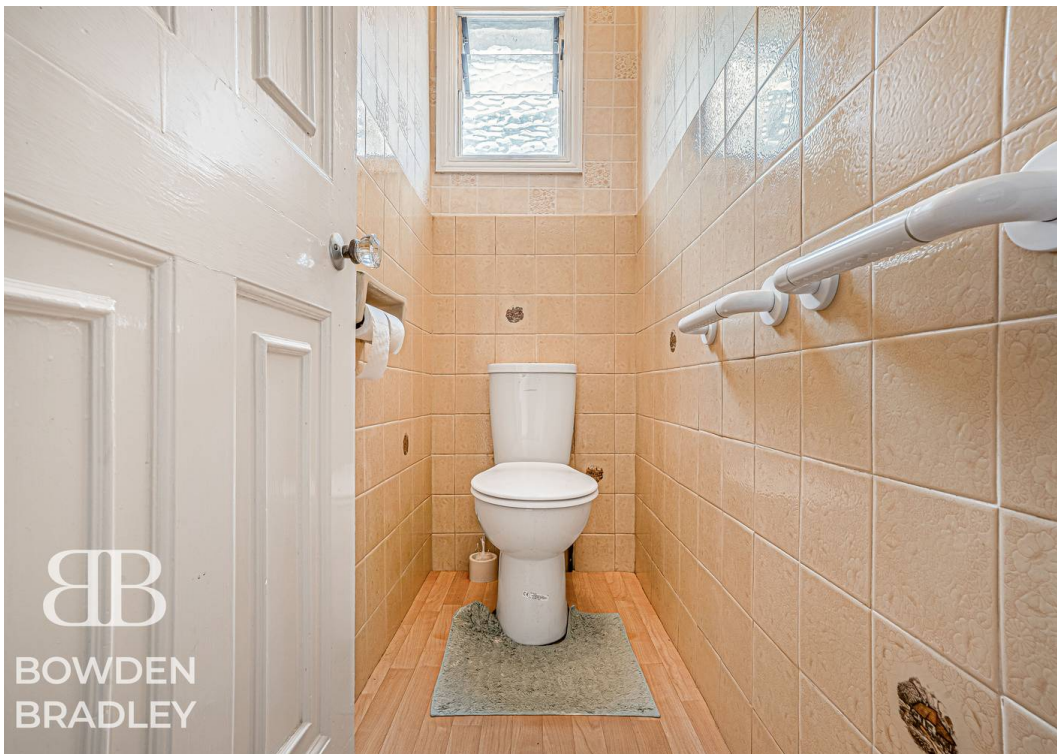
WC

2' 7" x 6' 3" (0.79m x 1.91m)

Bedroom

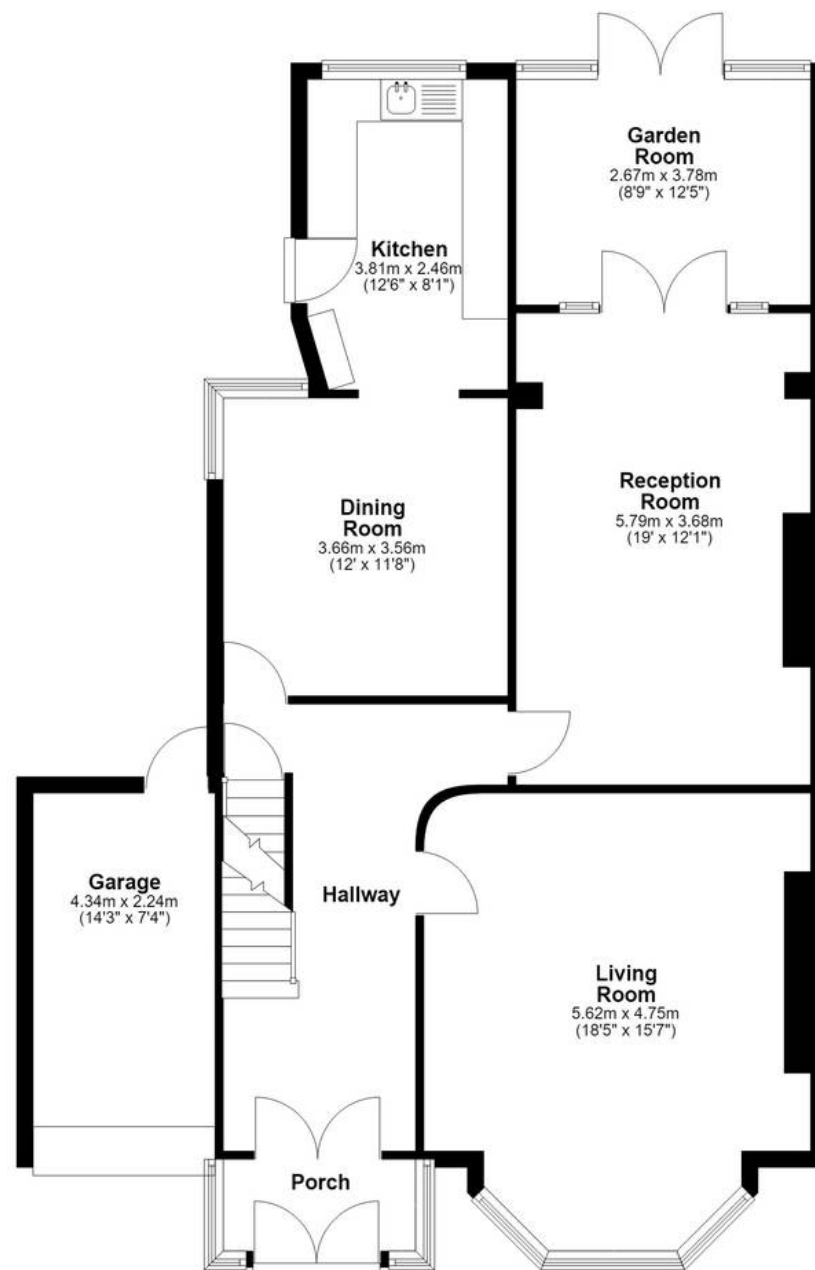
12' 10" x 9' 0" (3.91m x 2.74m)





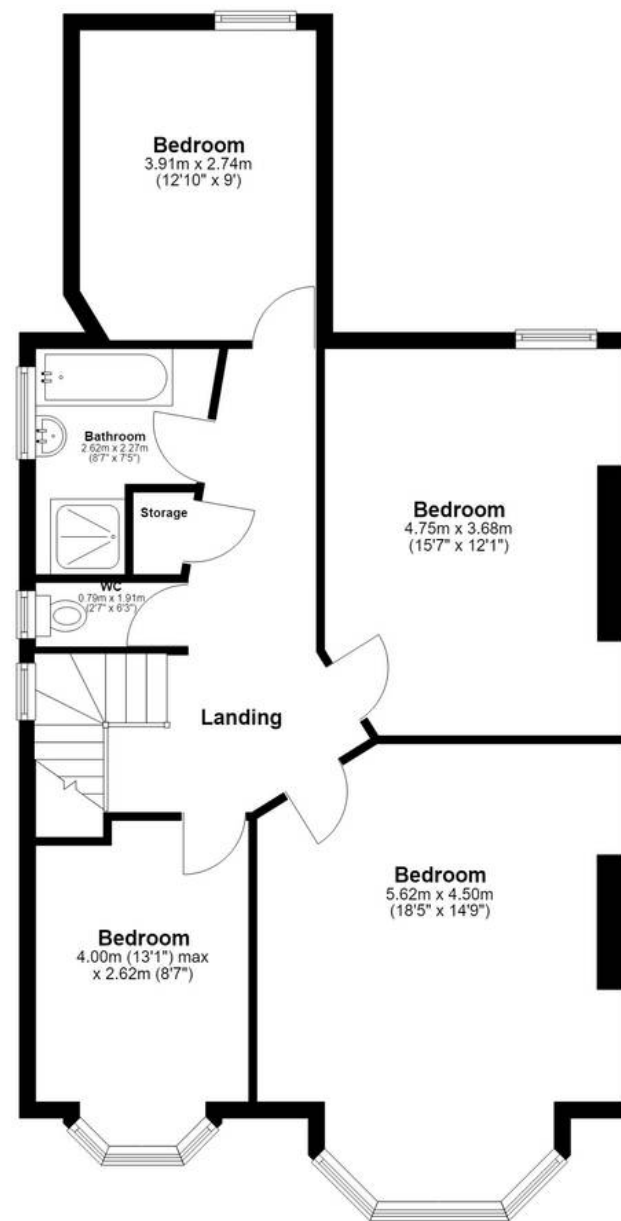
Ground Floor

Approx. 107.6 sq. metres (1158.7 sq. feet)



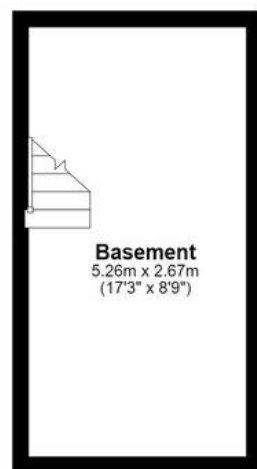
First Floor

Approx. 81.7 sq. metres (879.5 sq. feet)



Basement

Approx. 14.0 sq. metres (150.9 sq. feet)



Total area: approx. 203.4 sq. metres (2189.2 sq. feet)



Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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