



 **3**
Bedrooms

 **2**
Bathrooms



Guide Price : £625,000 -- £650,000.

Cranbrook Lettings is pleased to present this well-maintained three-bedroom semi-detached house , perfectly located on **Tunstall Avenue** in the popular Ilford area. Offering spacious and practical living accommodation, this property is ideal for families, first-time buyers, or investors seeking a ready-to-move-in home in a well-connected residential location.

Interior Excellence & Comfort

- **Bright Two Reception Room:** A welcoming reception space provides versatile living and dining options, perfect for everyday family life or entertaining guests.
- **Functional Kitchen:** The fitted kitchen offers practical workspace and storage, ideal for daily cooking and meal preparation.
- **Three Well-Proportioned Bedrooms:** The main bedroom is generously sized, accompanied by two additional bedrooms suitable for children, guests, or a home office.
- **Bathroom:** A family bathroom with WC completes the accommodation, providing convenience for all occupants.
- **Additional Features:** Gas central heating and double-glazed windows ensure comfort and efficiency throughout the year.

Location & Lifestyle

- **Commuter Friendly:** Close to local bus routes with easy access to Ilford town centre, providing connections to Stratford, Central London, and beyond.
- **Local Amenities:** Conveniently situated near shops, supermarkets, schools, and parks, offering everything you need within easy reach.
- **Parking:** Off-street parking is available, ensuring ease and security for residents.

The property enjoys excellent transport connections from Hainault central Line, offering fast and direct access to Central London, Canary Wharf, and Heathrow Airport. Local amenities are plentiful, including Ilford Exchange Shopping Centre, a wide selection of supermarkets, cafes, restaurants, and well-regarded primary and secondary schools. The open green spaces are also close by, ideal for leisure and family activities.

This outstanding home successfully combines traditional character with modern design, presenting a fantastic opportunity to secure a high-quality property in a rapidly growing and well-connected area.

EPC Rating: D

Council Tax Band: D

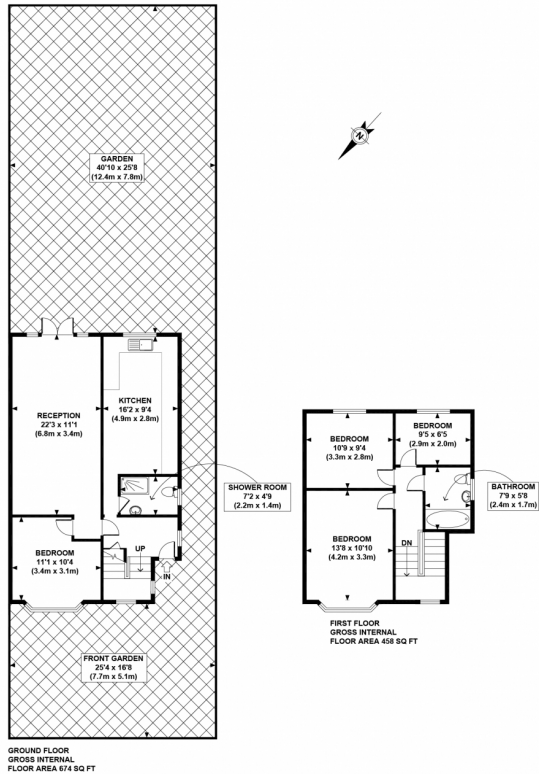
No Forward Chain.

All information is provided in good faith by Cranbrook Lettings and is believed to be accurate at the time of publication. However, no representation or warranty is made as to the accuracy, completeness, availability, or condition of the property. Prospective tenants are advised to conduct their own independent enquiries prior to entering into any agreement.

Property Disclaimers: The images above or video sent may not be a true likeness of the House / apartment and are for illustration purposes only. Even though you can view a property virtually or via video, we highly recommend that you actually view the property in person.

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.

Viewing is highly recommended to fully appreciate the quality, space, and location this home has to offer. Contact us to arrange a viewing.



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 674 SQ FT

FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 458 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1132 SQ FT / 10 SQ M
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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Ilford, IG6

