



St. Marys Road, Ilford, IG1 1QX  
Guide Price £425,000

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# St. Marys Road

## Ilford, IG1 1QX

- EPC - D
- FIRST FLOOR BATHROOM WITH BATH AND WALK-IN SHOWER UNIT
- GAS CENTRAL HEATING
- POTENTIAL FOR LOFT CONVERSION STPP
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GLAZED WINDOWS
- GREAT CONDITION

## GUIDE PRICE-£425,000-£450,000

Nestled on St. Marys Road in the vibrant area of Ilford, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-maintained interior, featuring a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The two bedrooms are thoughtfully designed, providing ample space for relaxation and rest. The first-floor bathroom is conveniently located, ensuring ease of access for all residents. The house is equipped with gas central heating and double glazing, ensuring comfort throughout the year while also promoting energy efficiency.

One of the standout features of this property is its potential for a loft conversion, subject to planning permission. This offers the exciting possibility to expand the living space and add value to the home, making it an attractive prospect for those looking to personalise their living environment.

The location is ideal, with local amenities, schools, and transport links within easy reach, making daily life convenient. Whether you are looking to settle down in a friendly neighbourhood or seeking a promising investment, this property on St. Marys Road is certainly worth considering. Don't miss the chance to make this delightful house your new home.



## ENTRANCE

RECEPTION ONE 14'3" x 10'6" (4.35 x 3.21)

RECEPTION TWO 11'8" x 11'7" (3.56 x 3.54)

KITCHEN 12'0" x 8'7" (3.66 x 2.63)

CONSERVATORY 8'8" x 7'3" (2.66 x 2.23)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 14'3" x 11'6" (4.35 x 3.51)

BEDROOM TWO 12'0" x 8'11" (3.67 x 2.73)

FIRST FLOOR BATHROOM 11'11" x 8'7" (3.65 x 2.64)

## EXTERIOR

## AGENTS NOTE





Directions

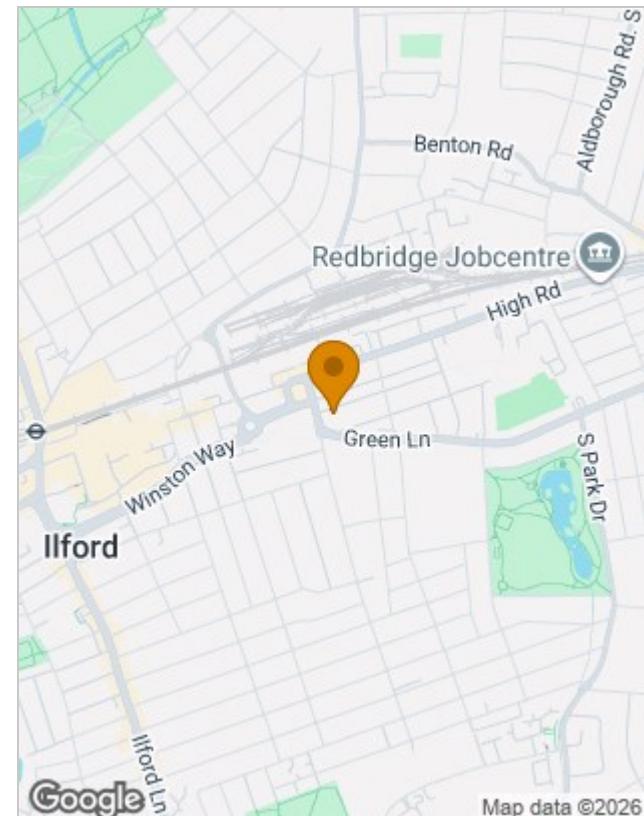




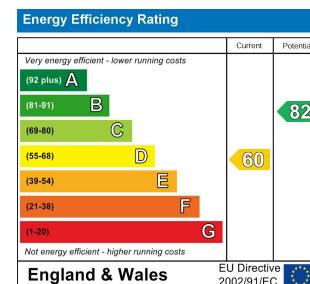
## Floor Plans



## 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.