



Aldborough Road South, Ilford, IG3 8EX

£1,100,000





Aldborough Road South

Ilford, IG3 8EX

- EPC F
- Four reception rooms
- Bathroom
- CHAIN FREE
- Six bedrooms
- Kitchen
- Spacious garden
- Close to Elizabeth Line

Nestled in the desirable area of Aldborough Road South in Seven Kings, this impressive house offers a wealth of space and comfort, making it an ideal family home. With six generously sized bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts four reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

The house features a well-appointed bathroom, ensuring convenience for the entire household. Additionally, parking for two vehicles is available, a valuable asset in this bustling area. The property is chain free, allowing for a smooth and efficient purchase process.

One of the standout features of this home is its proximity to the Elizabeth Line, making commuting to central London and beyond both quick and convenient. This location not only offers excellent transport links but also a vibrant community atmosphere, with local amenities and parks nearby.

In summary, this substantial house on Aldborough Road South presents a fantastic opportunity for those seeking a spacious and well-located family home in Seven Kings. With its generous living spaces, ample bedrooms, and excellent transport links, it is a property that should not be missed.

£1,100,000



ENTRANCE

RECEPTION ROOM 14'10" x 13'3" (4.54m x 4.06m)

RECEPTION TWO 14'3" x 12'2" (4.36m x 3.71m)

RECEPTION THREE 13'5" x 11'5" (4.09m x 3.49m)

LOUNGE/DINING AREA 23'2" x 13'2" (7.08m x 4.02m)

KITCHEN 12'10" x 12'4" (3.92m x 3.76m)

ROOM TO REAR 11'8" x 7'7" (3.56m x 2.32m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 20'1" x 12'11" (6.13m x 3.95m)

BEDROOM TWO 13'8" x 12'9" (4.18m x 3.90m)

BEDROOM THREE 14'7" x 14'0" (4.45m x 4.27m)

BEDROOM FOUR 13'8" x 10'9" (4.17m x 3.30m)

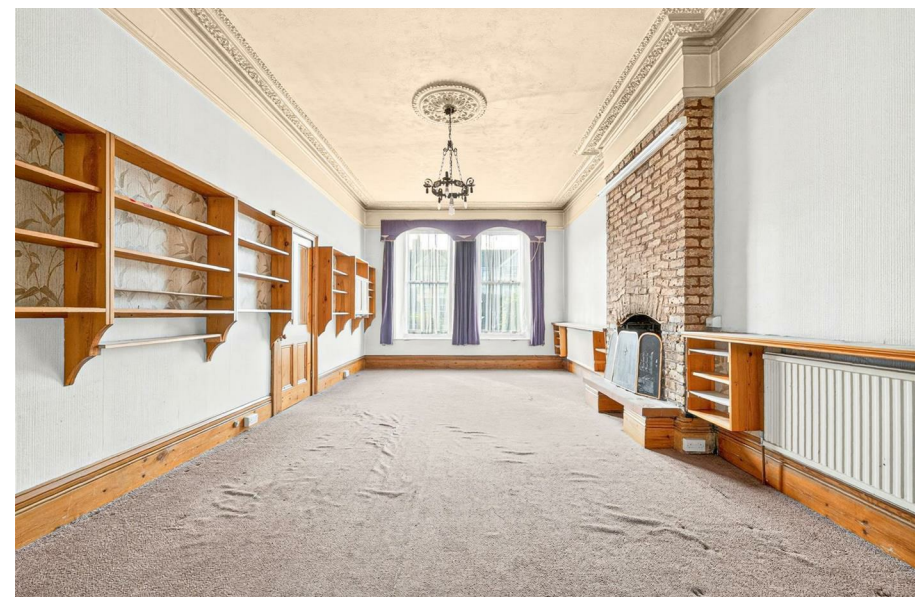
BEDROOM FIVE 11'7" x 11'1" (3.55m x 3.39m)



BEDROOM SIX
BATHROOM
EXTERIOR
AGENTS NOTE

10'11" x 10'4" (3.33m x 3.16m)
6'6" x 5'10" (1.99m x 1.79m)
85' (25.91m)

Directions





Floor Plans

Location Map

Aldbrough Road IG3
Approx. Gross Internal Area 2938 Sq Ft - 272.94 Sq M

Lower Ground Floor
Floor Area 149 Sq Ft - 13.84 Sq M

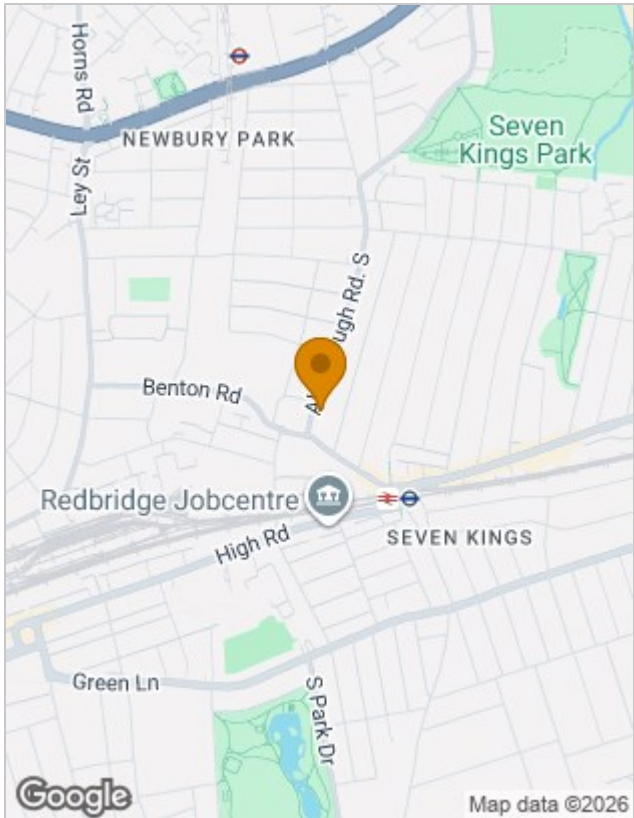
Ground Floor
Floor Area 1465 Sq Ft - 136.10 Sq M

First Floor
Floor Area 1324 Sq Ft - 123.00 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lplus.com

Date: 30/4/2026



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		33	75
England & Wales		EU Directive 2002/91/EC	

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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