



Eastern Avenue, Ilford, IG4 5AB

Guide Price £850,000





# Eastern Avenue

Iford, IG4 5AB

- Four Bedroom
- Conservatory/Home Office
- Excellent Location
- Three Bathroom
- Garage at Rear via private Rear Access

An immaculate four bedroom house that has been extended in a highly sought after area.

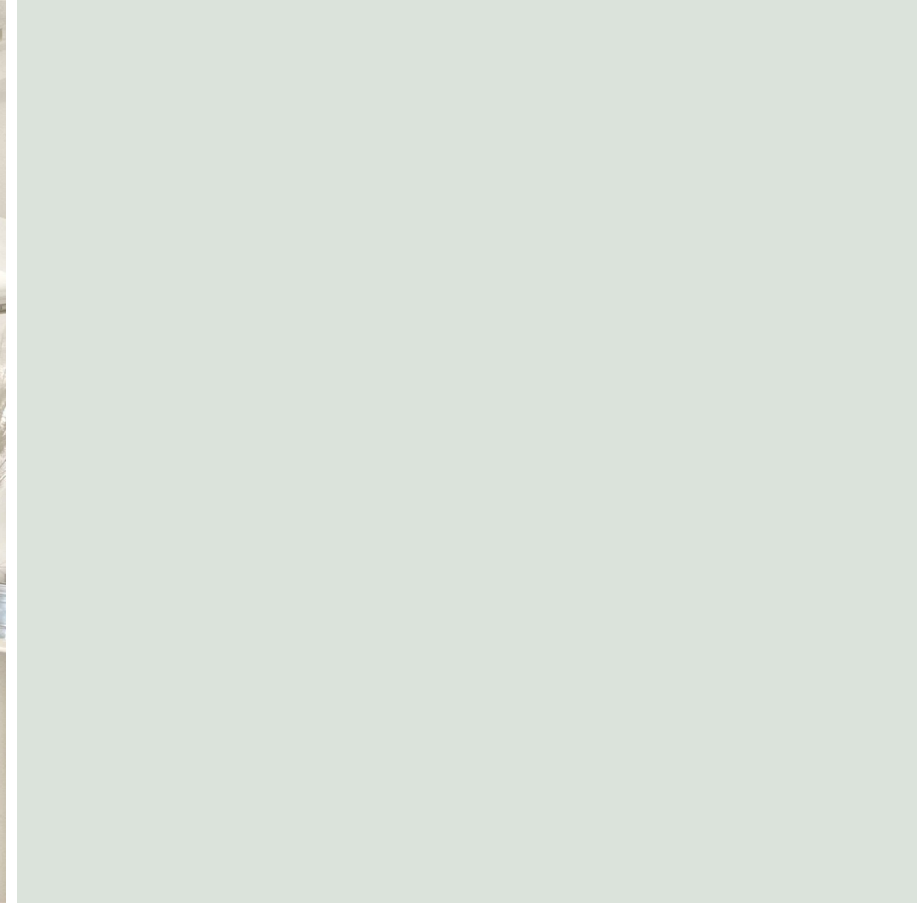
The property is offered in flawless condition and offers a bright and airy feel throughout the home.

The ground floor consists of a open reception and dining room that leads to the kitchen. This further leads out into a conservatory/home office leading out into the garden. The first floor houses two double bedrooms, one en-suite, a smaller room and an additional family bathroom. The loft has been converted providing a further double room with ample storage and an en-suite.

The house further benefits from a private driveway as well as a garage.

Located in a convenient location, the property benefits from excellent transport links with Redbridge Station (Central Line) within walking distance.. It also has access to local amenities and reputable schools,





Directions

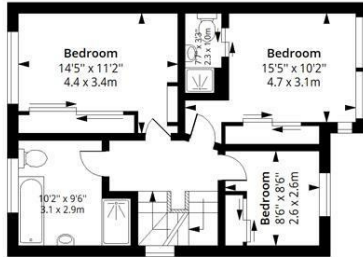
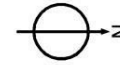




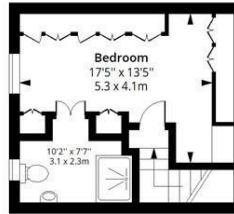
## Floor Plans

### Eastern Avenue IG4

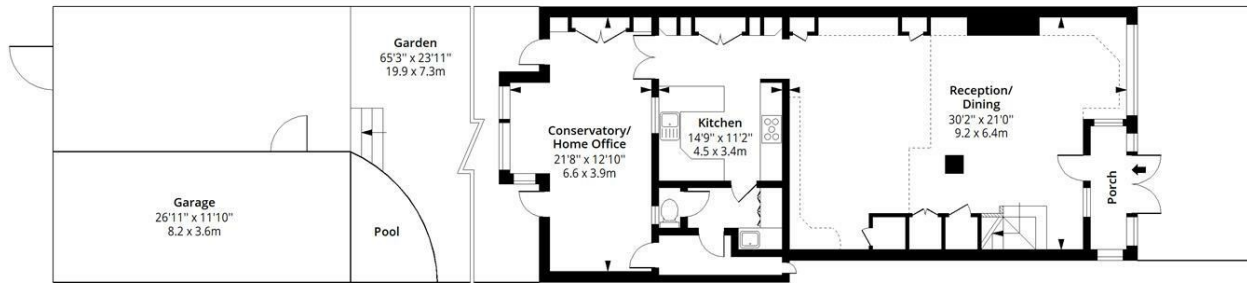
Approx. Gross Internal Area 2004 Sq Ft - 186.17 Sq M  
 Approx. Gross Porch Area 37 Sq Ft - 3.44 Sq M



**First Floor**  
 Floor Area 604 Sq Ft - 56.11 Sq M



**Second Floor**  
 Floor Area 330 Sq Ft - 30.66 Sq M



**Ground Floor**  
 Floor Area 1070 Sq Ft - 99.40 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.

ipaplus.com

Date: 28/4/2026

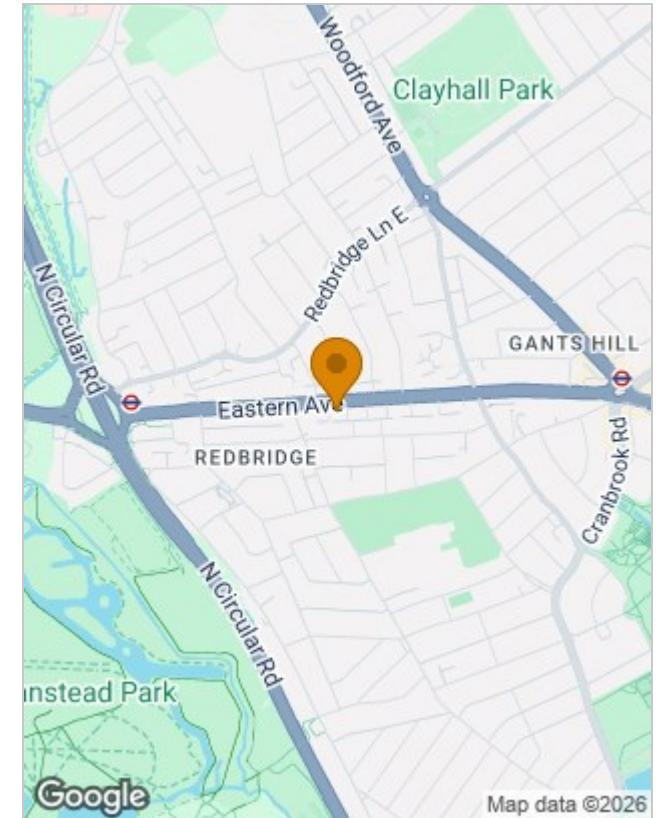
## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 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.

10 Roding Lane South, Essex, IG4 5NX  
 Tel: 020 8551 0211 Email: redbridge@sandradavidson.com https://www.sandradavidson.com

## Location Map



## Energy Performance Graph

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