



South Park Drive, Ilford, IG3 9AD

Guide Price £500,000





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# South Park Drive

Iford, IG3 9AD

- EPC RATING TBC
- Two reception rooms
- Bathroom
- Close to South Park
- Circa 131' garden
- Three bedrooms
- Kitchen
- Off street parking
- Public transport

Guide Price £500,000 to £525,000

Nestled in the desirable area of South Park Drive, Seven Kings, this charming house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a conveniently located bathroom, ensuring practicality for daily routines. For those with vehicles, the property boasts parking space for two cars, a valuable asset in this bustling area.

One of the standout features of this home is its proximity to essential amenities, including shops and schools, making it an ideal choice for families. Additionally, the excellent public transport links nearby ensure easy access to the wider region, perfect for commuters or those who enjoy exploring the vibrant surroundings.

Nature enthusiasts will appreciate the close proximity to South Park, offering a lovely green space for leisurely walks, picnics, or outdoor activities.

In summary, this delightful house on South Park Drive combines comfort, convenience, and a welcoming community atmosphere, making it a fantastic place to call home. Don't miss the chance to view this property and discover all it has to offer.



## ENTRANCE

RECEPTION ONE 12'9" x 12'1" (3.90m x 3.70m)

RECEPTION TWO 13'1" x 10'5" (4.00m x 3.20m)

KITCHEN 14'5" x 6'10" (4.40m x 2.10m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 12'9" x 11'5" (3.90m x 3.50m)

BEDROOM TWO 13'1" x 9'10" (4.00m x 3.00m)

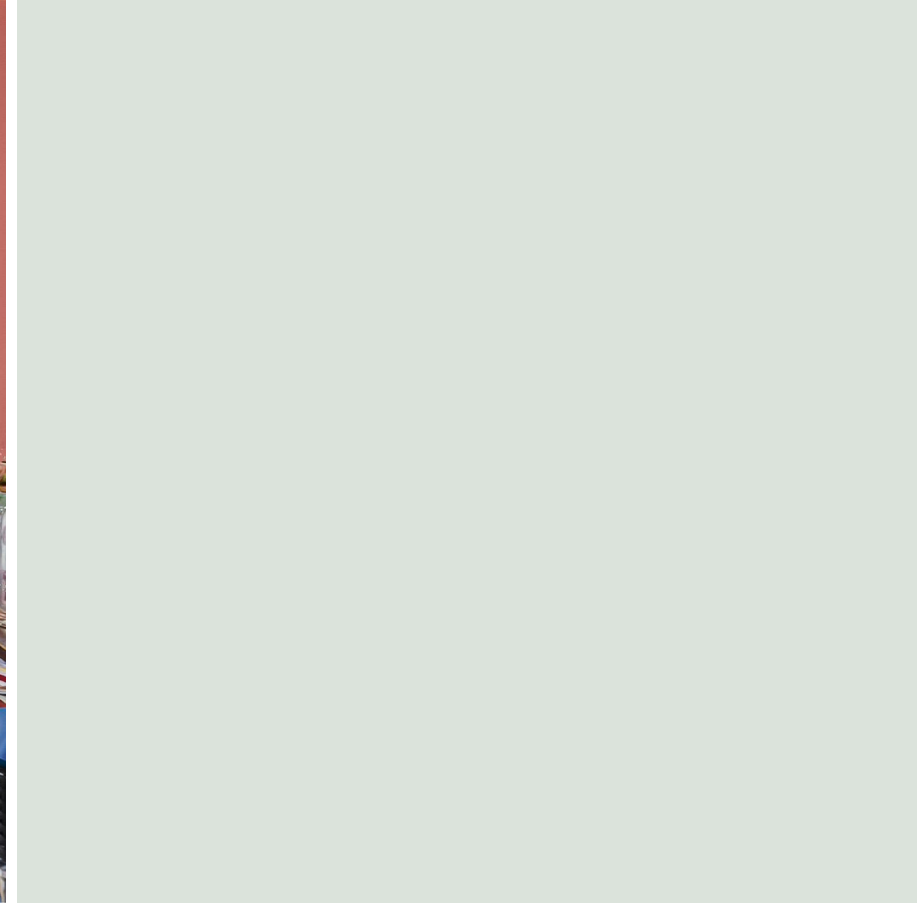
BEDROOM THREE 9'6" x 5'10" (2.90m x 1.80m)

SHOWER ROOM 9'2" x 7'2" (2.80m x 2.20m)

EXTERIOR 131' (39.93m)

AGENTS NOTE



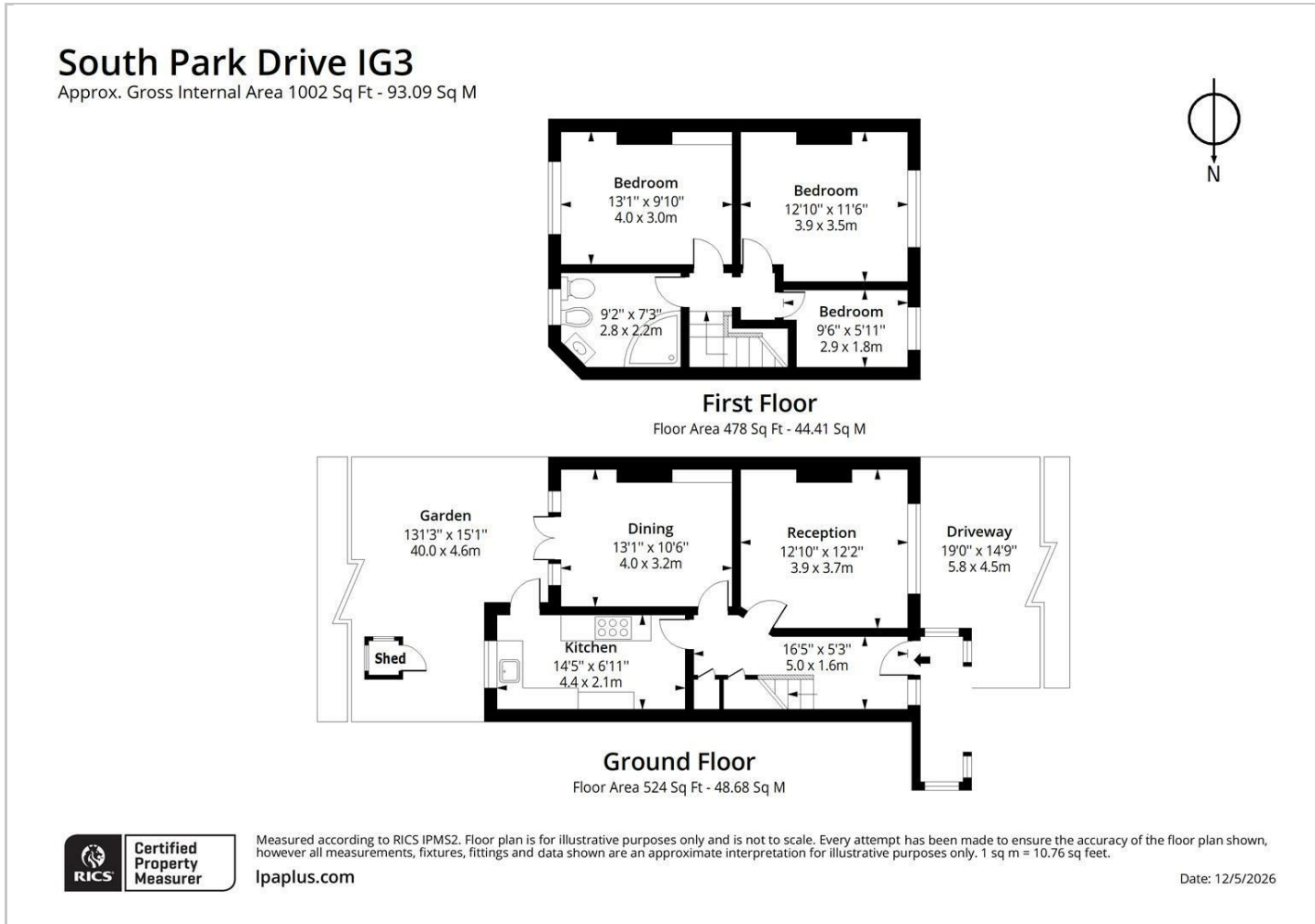


Directions

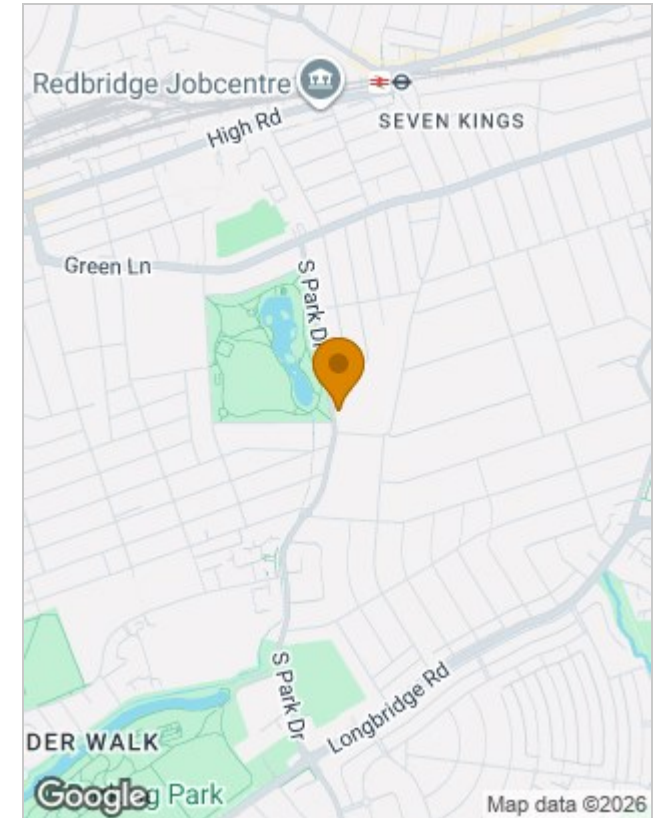




## Floor Plans



## 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	

## 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.