



**Guide price £550,000**

**TENURE : FREEHOLD**

**Ley Street, Ilford, IG2 7QX**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 1**

**Cranbrook Lettings Ltd**  
713 Cranbrook Rd, Ilford, IG2 6RJ  
ilford@cranbrooklettings.com | 02085502600  
Website: <https://cranbrooklettings.com/>

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Guide Price £500,000 -- £550,000.

Situated on Ley Street in Ilford, this terraced house presents a practical living arrangement with three bedrooms, one bathroom, and a Lounge. The property provides a balance between comfort and flexibility for personal furnishings. The inclusion of gas central heating ensures a warm and efficient home environment.

The layout of the house is straightforward, with a through lounge that serves as the central living space, offering a comfortable area for relaxation and entertainment. The kitchen is equipped with essential appliances, providing a functional space for meal preparation. The three bedrooms offer sufficient space for family members or guests, while the bathroom is conveniently located to serve all areas of the house.

Currently, the loft is used as small bedroom. Chain Free.

A notable feature of this property is the garden, providing an outdoor space for leisure and activities. This addition enhances the living experience, offering a private area for gardening or outdoor dining. Parking space available for one car.

Additionally, The outbuilding has separate shower room, toilet and Sink. Perfect summer house or Gym room.

The location on Ley Street provides access to public transport options and local amenities.

Ilford is a well-connected area, with various transport links facilitating easy access to surrounding regions and central London. The locality offers a range of amenities, including shopping centres, schools, and recreational facilities, making it a practical choice for residents seeking convenience and accessibility.

Overall, this terraced house on Ley Street in Ilford presents a functional and well-located option for those seeking a home close to School and all amenities.

Contact us to arrange a viewing.

Council tax Band : C

Cranbrook Lettings Ltd is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

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.



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