

Pelham Road, Ilford, IG1 1RF

£475,000

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- EPC TBC
- Lounge
- Local ameneties
- South Park
- Three bedrooms
- Ground floor bathroom
- Public transport
- CHAIN FREE

Nestled on the charming Pelham Road in Ilford, this delightful house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. Being chain-free, this property allows for a smoother transition, making it an attractive option for prospective buyers.

Residents will appreciate the proximity to local amenities, providing easy access to shops, cafes, and essential services. Additionally, the excellent public transport links nearby make commuting to central London and surrounding areas a breeze. For those who enjoy outdoor activities, the nearby South Park offers a lovely green space for leisurely strolls, picnics, or simply unwinding in nature.

This property is a wonderful blend of comfort, convenience, and community, making it an ideal choice for anyone looking to settle in Ilford. Don't miss the chance to make this charming house your new home.





ENTRANCE	
LOUNGE	20'10" x 11'1" (6.37m x 3.39m)
KITCHEN	12'4" x 8'8" (3.77m x 2.66m)
BATHROOM	5'5" x 5'3" (1.66m x 1.61m)
W.C	3'3" x 2'6" (1.01m x 0.77)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	14'7" x 10'6" (4.45m x 3.21m)
BEDROOM TWO	9'10" x 8'8" (3.00m x 2.66m)
BEDROOM THREE	8'11" x 8'5" (2.72m x 2.57m)
W.C	3'8" x 3'2" (1.12m x 0.99)
EXTERIOR	44' (13.41m)
AGENTS NOTE	



Directions

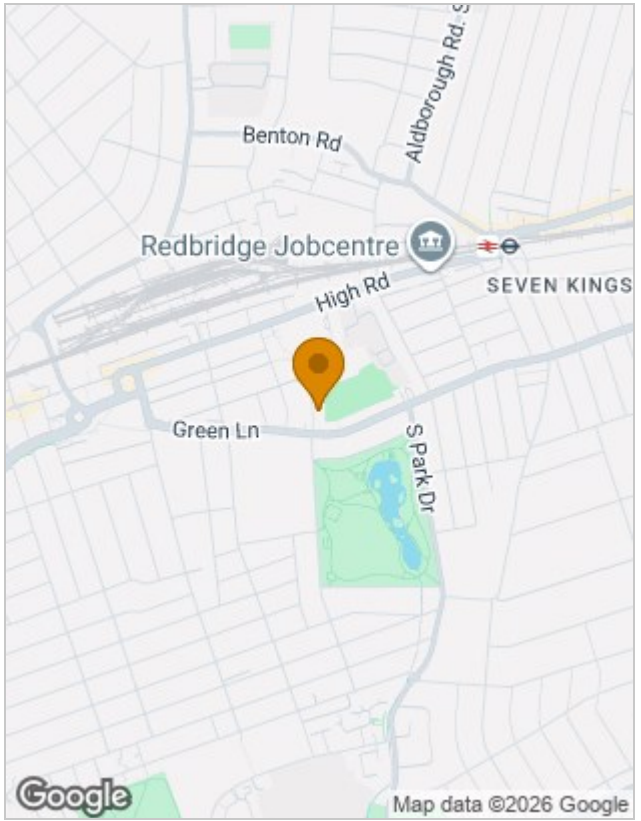




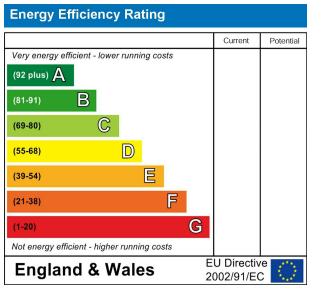
Floor Plans



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.

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