



45 Thornton Road, Ilford, IG1 2ER

Offers Over £475,000

- Three bedroom end of terraced house
- Located a short walk from Ilford Lane
- First floor bathroom
- Two reception rooms
- Easy access to Ilford station (Elizabeth Line)
- Side access

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Maybury Estates are pleased to offer this well-presented three-bedroom end-of-terrace house, ideally located on Thornton Road, in the heart of Ilford.

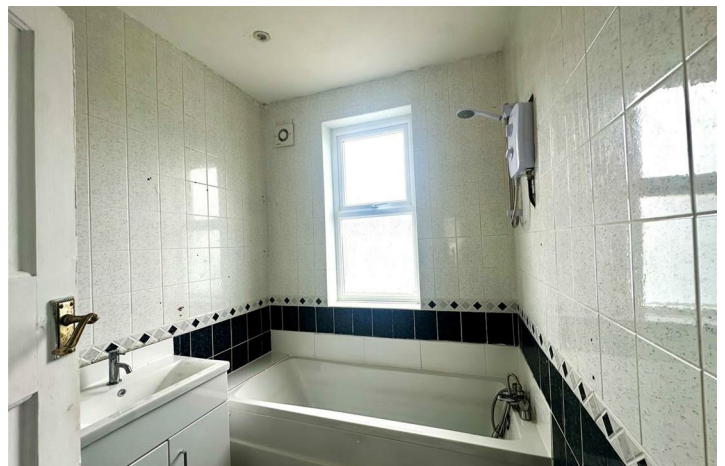
The property benefits from side access and features two bright and spacious reception rooms on the ground floor, providing ample living and dining space. Upstairs, you'll find a first-floor family bathroom and three well-proportioned bedrooms, making this an ideal home for families or investors alike.

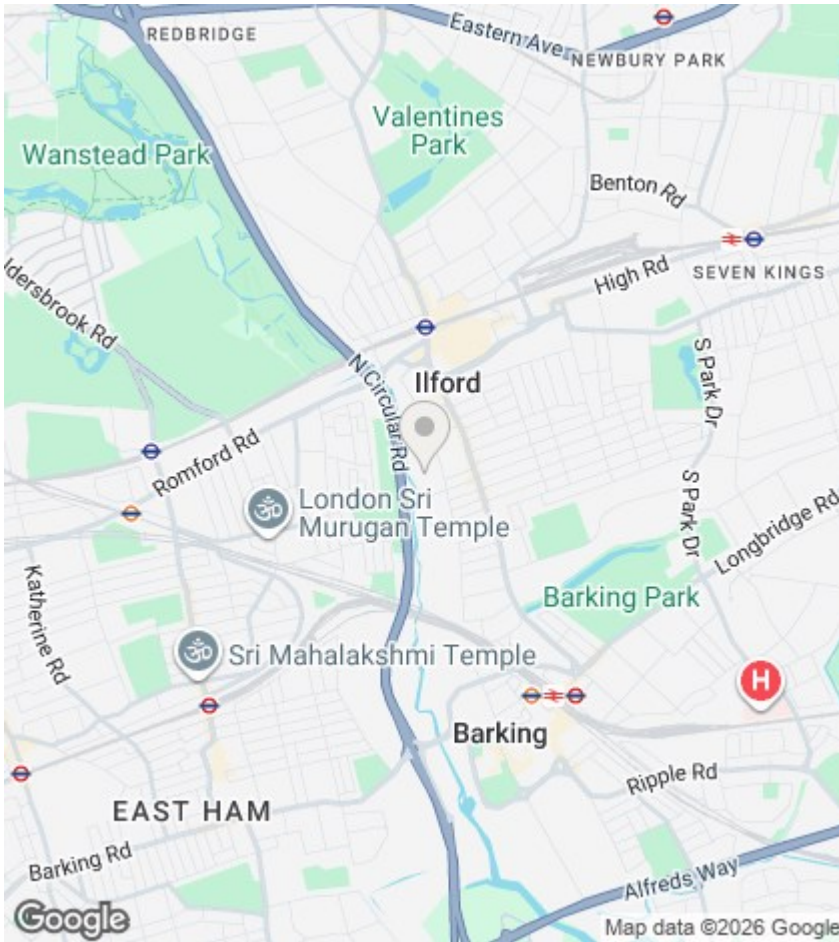
Situated close to Ilford Lane, the location boasts excellent access to a wide range of shopping facilities, restaurants, cafes, and other local amenities. Ilford Station (Elizabeth Line) is nearby, offering fast and frequent links into Central London and beyond, making this property exceptionally well-connected for commuters.

This spacious and conveniently located property presents a fantastic opportunity in a vibrant and sought-after area of East London.



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	