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ESTATE AGENTS

Eynsford Road, Ilford, IG3 8BA

Guide Price £535,000

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# Eynsford Road

## Ilford, IG3 8BA

- EPC D
- Lounge
- Bathroom
- Close to Elizabeth Line
- Four bedrooms
- Kitchen
- Off street parking
- Public transport

GUIDE PRICE £535,000 - £550,000

Nestled on Eynsford Road in the charming area of Seven Kings, this delightful house presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living. The well-appointed reception room provides a welcoming space for relaxation and entertaining guests.

The house features a bathroom, ensuring convenience for all residents. With off-street parking available for two vehicles, you will find it easy to come and go without the hassle of searching for a parking spot.

The location is particularly advantageous, with the Elizabeth Line nearby, providing swift access to central London and beyond. Additionally, the property is surrounded by local amenities, including shops, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere.

This home is perfect for anyone looking to enjoy the balance of suburban tranquility while remaining well-connected to the bustling city life. Don't miss the chance to make this lovely house your new home.





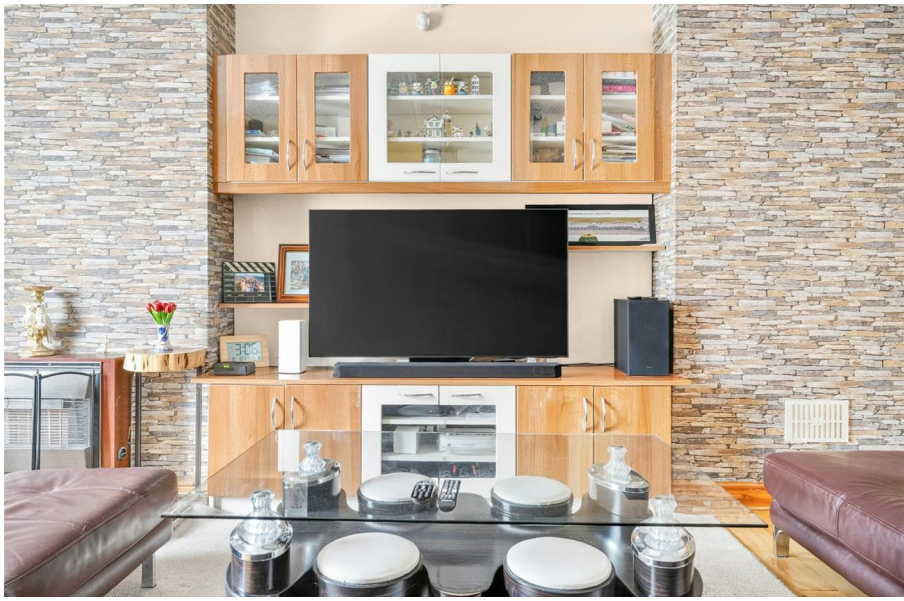
Guide Price £535,000



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|---|---|
| ENTRANCE | |
| LOUNGE | 22'3" x 17'0" (6.80m x 5.20m) |
| KITCHEN | 15'8" x 11'9" (4.80m x 3.60m) |
| CLOAKROOM | |
| STAIRS TO FIRST FLOOR | |
| BEDROOM ONE | 11'1" x 8'10" (3.40m x 2.70m) |
| BEDROOM TWO | 11'5" x 8'10" (3.50m x 2.70m) |
| BEDROOM THREE | 7'10" x 5'10" (2.40m x 1.80m) |
| SHOWER ROOM | 8'6" x 8'2" (2.60m x 2.50m) |
| STAIRS TO SECOND FLOOR | |
| BEDROOM | 16'8" x 12'5" (5.10m x 3.80m) |
| EXTERIOR | 42' (12.80m) |
| OUTBUILDING | 16'8" x 7'2" (5.10m x 2.20m) |
| AGENTS NOTE | |

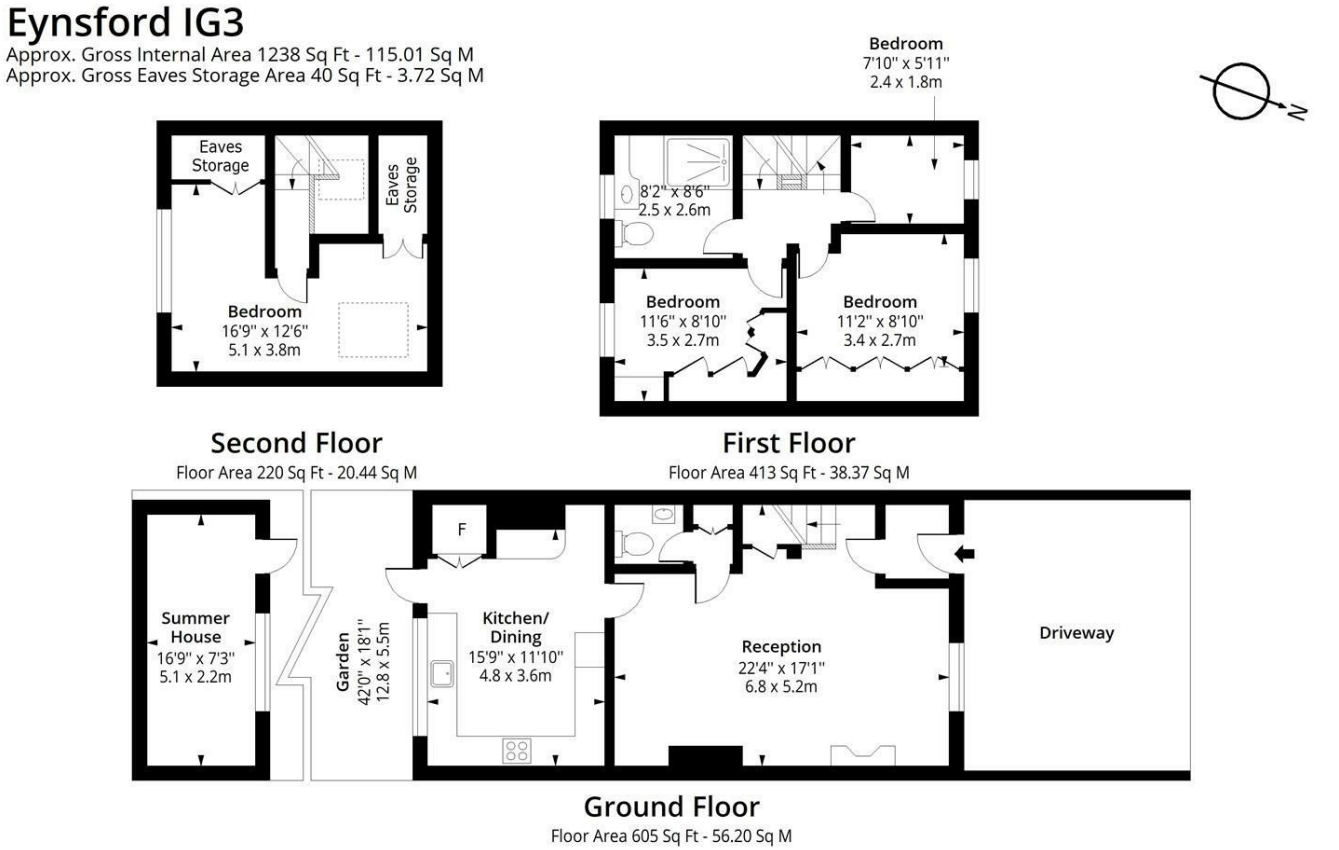


## Directions

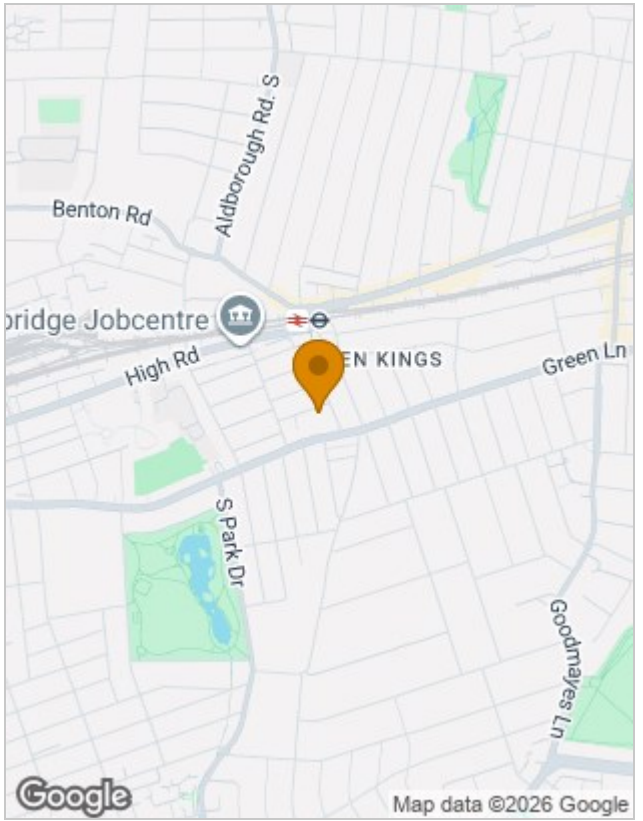




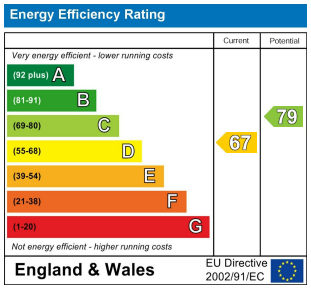
## Floor Plans




## 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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