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ESTATE AGENTS

Hertford Road, Ilford, IG2 7HE

Offers In Excess Of £625,000

4 2 1 D



Hertford Road

Ilford, IG2 7HE

- EPC D
- Four bedrooms
- Conservatory
- Outbuilding
- London A12
- End of terrace house
- Spacious lounge
- Two bathrooms
- Close to public transport
- Off street parking

Nestled on Hertford Road in the desirable area of Newbury Park, this charming end-terrace house offers a perfect blend of comfort and convenience. With four bedrooms, this spacious property is ideal for families or those seeking extra room for guests or a home office.

The house boasts spacious reception room, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile living areas cater to all your needs. The property also features two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone.

Parking is a breeze with space available for two vehicles, a valuable asset in this bustling area. The location is particularly advantageous, being close to the station, which offers excellent transport links into London. For those who commute or enjoy the vibrant city life, this accessibility is a significant benefit.

Additionally, the property is surrounded by local amenities, including shops, schools, and parks, making it a convenient choice for everyday living. This home not only provides a comfortable living space but also places you within reach of everything you need for a fulfilling lifestyle.

In summary, this end-terrace house on Hertford Road is a fantastic opportunity for anyone looking to settle in Newbury Park. With its spacious layout, convenient parking, and proximity to transport links and local amenities, it is a property that truly deserves your attention.





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ENTRANCE	
LOUNGE	24'11" x 13'9" (7.60m x 4.20m)
KITCHEN	25'3" x 6'6" (7.70m x 2.00m)
CONSERVATORY	18'0" x 11'5" (5.50m x 3.50m)
CLOAKROOM	
STAIRS TO FIRST FLOOR	
BEDROOM ONE	12'1" x 11'9" (3.70m x 3.60m)
BEDROOM TWO	12'1" x 11'9" (3.70m x 3.60m)
BEDROOM THREE	7'10" x 7'6" (2.40m x 2.30m)
BATHROOM	7'6" x 5'10" (2.30m x 1.80m)
STAIRS TO SECOND FLOOR	
BEDROOM FOUR	15'8" x 13'1" (4.80m x 4.00m)
EN-SUITE	7'6" x 5'10" (2.30m x 1.80m)



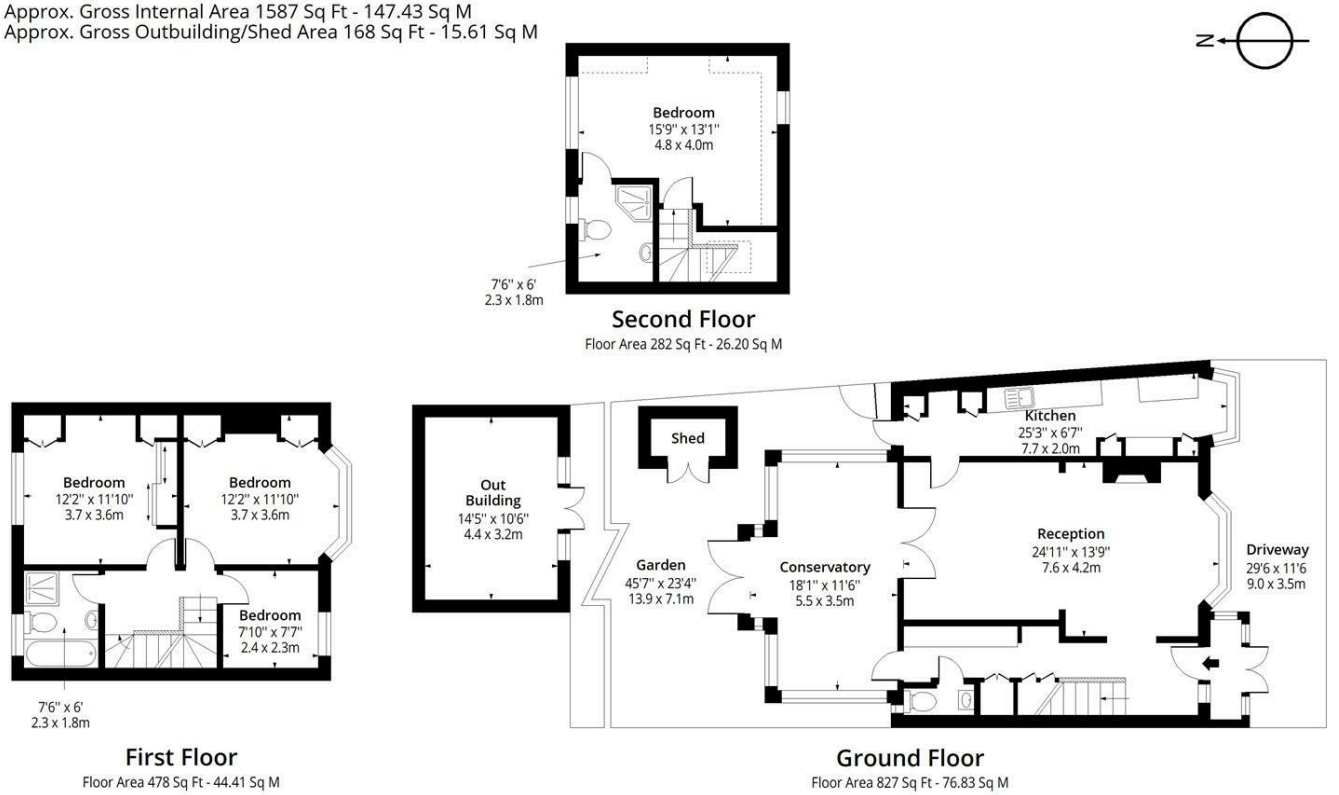
EXTERIOR	45' (13.72m)
OUTBUILDING	14'5" x 10'5" (4.40m x 3.20m)
AGENTS NOTE	

Directions

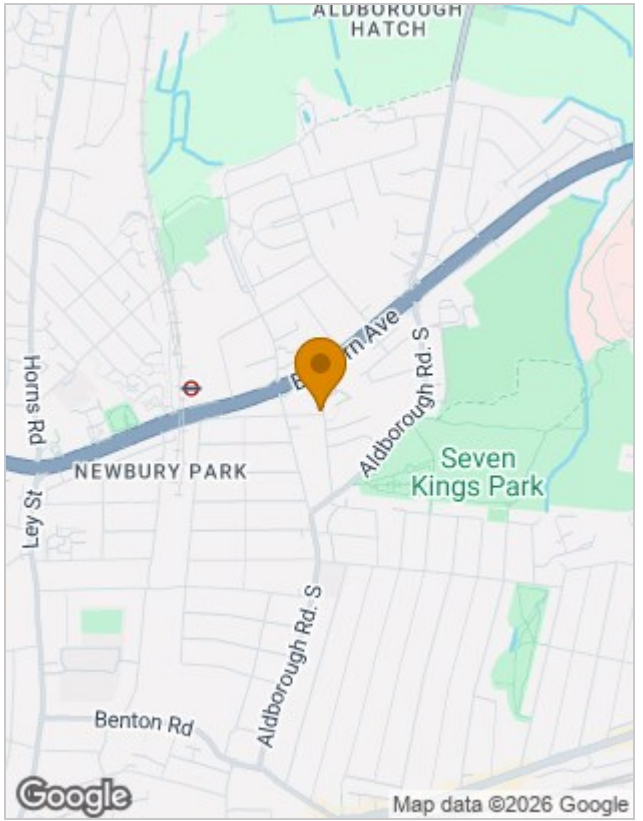




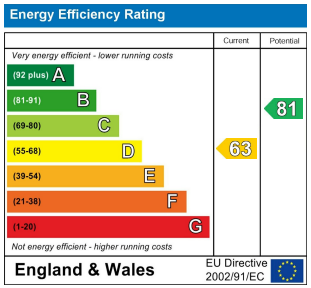
Floor Plans



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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