



Auckland Road, Ilford, IG1 4SQ

Guide Price £600,000









# Auckland Road

Ilford, IG1 4SQ

Local Authority: REDBRIDGE

Tax Band: D

- FOUR BEDROOM HOUSE
- GROUND FLOOR W/C
- POTENTIAL FOR FURTHER EXTENSION (STTP)
- FIRST FLOOR FAMILY BATHROOM
- SECOND FLOOR W/C
- TWO/THREE LARGE RECEPTIONS
- LARGE EXTENDED KITCHEN/DINER
- THREE DOUBLE BEDROOMS ON THE FIRST FLOOR
- LARGE FOUR BEDROOM ( DOMER LOFT )
- EPC RATING : D

\*\*\*GUIDE PRICE £600,000 - £625,000\*\*\*

Nestled on Auckland Road in the desirable Commonwealth Estate, this charming four-bedroom house presents an excellent opportunity for families and first-time buyers alike. Conveniently located within walking distance to the bustling Ilford Exchange, this property benefits from a prime position that offers easy access to a variety of shops, restaurants, and amenities.

The home is situated within the catchment area for the highly regarded Seven Kings High School, making it an ideal choice for families with children. Public transportation is readily available, with Gants Hill, Seven Kings, and Ilford stations just a short distance away, ensuring effortless commutes to central London and beyond.

Upon entering, you are greeted by a spacious reception area that flows seamlessly into an extended kitchen diner, perfect for family gatherings and entertaining guests. The ground floor also features a convenient W/C, enhancing the practicality of the living space. Ascending to the first floor, you will find three generously sized double bedrooms, accompanied by a well-appointed family bathroom.

The property further benefits from a thoughtfully designed loft extension, which houses a large fourth bedroom and an additional W/C, providing ample space for a growing family or guests. This home has been meticulously maintained over the years, ensuring that it is move-in ready and offers a warm, inviting atmosphere.

This delightful family home on Auckland Road is a rare find, combining spacious living with a prime location. Whether you are looking to make your first step onto the property ladder or seeking to upsize, this house is sure to meet your needs and exceed your expectations.



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**ENTRANCE** 20'4" x 4'9" (6.19m x 1.44m)  
Via period stained glass leaded wooden framed doors into entrance hall with; carpet flooring, radiator, light, stairs to first floor, doors to:

**RECEPTION ROOM** 15'9" x 12'7" (4.79m x 3.84m)  
Double glazed bay window to front, wood wood flooring, light, radiator to flank

**RECEPTION** 9'11" x 10'10" (3.03m x 3.29m)  
Leaded stain glass door to rear into garden, radiator, light, fitted carpet.

**GROUND FLOOR WC**  
Pedestal hand wash basin, low level WC, radiator, towel rail, vinyl flooring,

**KITCHEN** 13'2" x 12'11" (4.01m x 3.93m)  
Fitted wall and base units, work surface with tiled upstand, four ring electric hob with extractor hood over and oven/grill below, one bowl sink with drainer, space and services for washing machine, vinyl flooring, spotlights to ceiling, double glazed window to rear, double glazed door to rear garden

**DINING AREA** 16'0" x 12'11" (4.88m x 3.93m)  
Vinyl flooring, spotlights to ceiling, double glazed window to rear, double glazed door to rear garden

**BEDROOM ONE** 14'6" x 17'8" (4.41m x 5.38m)  
Double glazed bay window to front, radiator, fitted carpet, decorative wall architraves, picture rail, fitted cupboard, light





### BEDROOM TWO 12'0" x 10'10" (3.67m x 3.29m)

Double glazed window to rear, fitted carpet, radiator, light

### BATHROOM 7'1" x 6'1" (2.15m x 1.85m)

Suite comprising; bathtub with shower over, pedestal hand wash basin, low level WC, radiator, towel rail, vinyl flooring, tiled walls, double glazed window to rear, cupboard housing hot water tank

### BEDROOM THREE 10'9" x 12'11" (3.27m x 3.93m)

Double glazed window to rear, fitted carpet, radiator, light

### BEDROOM FOUR 12'10" x 15'11" (3.91m x 4.85m)

A versatile room currently used as an office, featuring fitted units to one wall, fitted wardrobes, double-glazed window to the rear aspect, and radiator. Ideal as a home office or an additional bedroom.

### WC 3'1" x 6'1" (0.93m x 1.86m)

Pedestal hand wash basin, low level WC, radiator, towel rail, vinyl flooring,

### EXTERIOR 60 (18.29m)

The rear garden measures approximately 60' with stone tiled paved area to front, remainder laid lawn with flow and shrub borders

To the front is off street parking on own driveway













Floor Plans



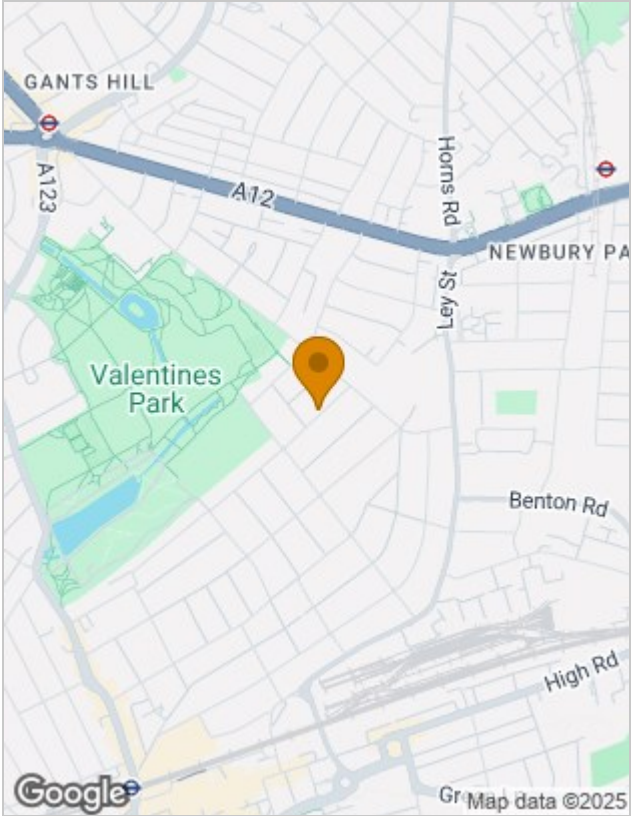
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 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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Location Map



Energy Performance Graph

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