



Easternville Gardens, Ilford, IG2 6AB

Guide Price £600,000

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# Easternville Gardens

Ilford, IG2 6AB

- Three Bedrooms
- Private Garden
- Close to local amenities
- Driveway
- Potential to extend (Subject to planning permission)

A three bedroom terraced house with driveway offering off street parking for two cars and potential to extend (Subject to planning permission).

Upon entering the property, you are greeted with a reception room, dining room and separate kitchen that both lead out onto a private garden.

Ascending to the first floor, you will find three bedrooms and a family bathroom.

The property has the potential to extend into the loft (subject to planning permission).

The property is benefits from excellent transport links, with various bus routes as well as Ilford Station being within easy reach, providing swift access to Central London and beyond. There is a wide selection of local amenities, including a range of shops, supermarkets, restaurants, and leisure facilities. Reputable schools and green spaces are also in close proximity.





Directions

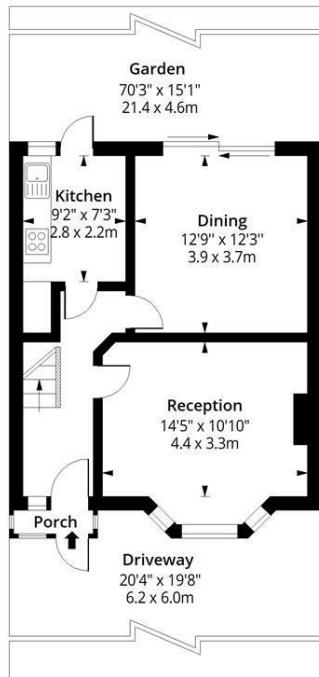




## Floor Plans

### Easternville Gardens IG2

Approx. Gross Internal Area 984 Sq Ft - 91.41 Sq M  
Approx. Gross Porch Area 14 Sq Ft - 1.30 Sq M



**Ground Floor**

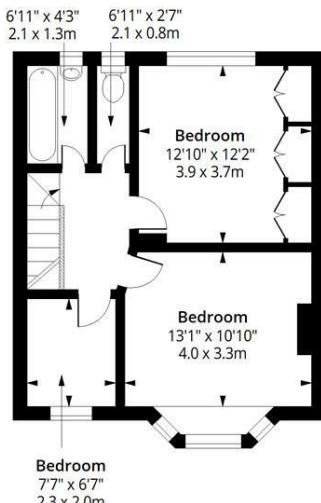
Floor Area 492 Sq Ft - 45.71 Sq M



Certified  
Property  
Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

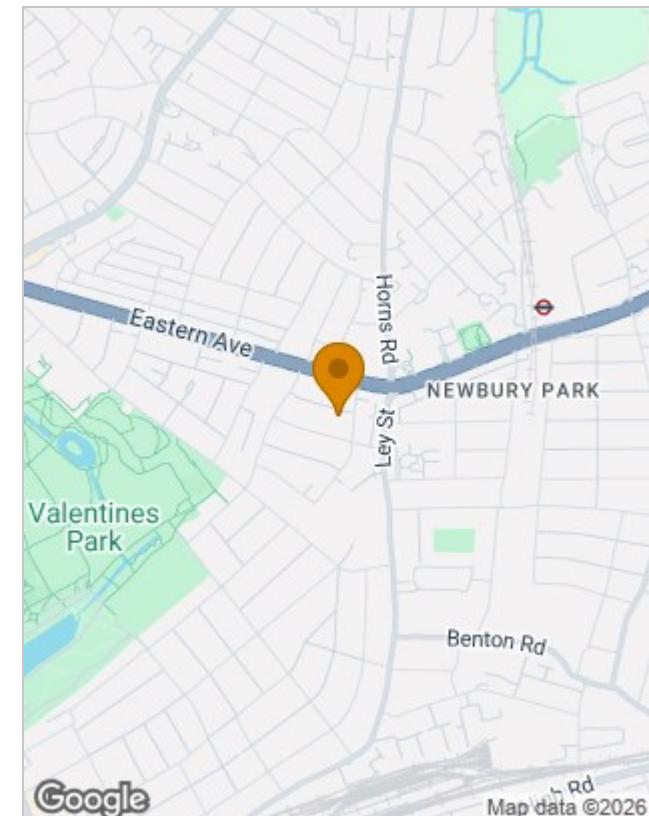
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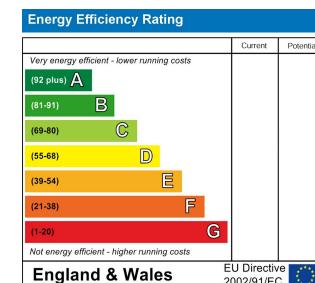
**First Floor**

Floor Area 492 Sq Ft - 45.71 Sq M

## Location Map



## Energy Performance Graph



## 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.