



Perth Road, Ilford, IG2 6AS

Offers In Excess Of £525,000







# Perth Road

Ilford, IG2 6AS

- EPC - C
- FIRST FLOOR BATHROOM
- LARGE GARDEN
- WALKING DISTANCE TO GANTS HILL STATION
- GREAT LOCATION FOR A FAMILY
- THREE BEDROOM HOUSE
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL FOR LOFT, REAR AND OUTBUILDING (STPP)
- SEVEN KINGS SCHOOL
- GREAT INVESTMENT OPPORTUNITY

Nestled on the desirable Perth Road in Ilford, this charming three-bedroom house presents an excellent opportunity for families and professionals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-maintained interior is complemented by a practical bathroom, ensuring comfort for all residents.

One of the standout features of this home is the off-street parking, accommodating up to two vehicles, which is a rare find in this bustling area. The location is particularly advantageous, with convenient access to the nearby train station, making commuting a breeze. Additionally, families will appreciate the proximity to Seven Kings School, known for its excellent educational standards.

The generous garden is a true highlight, offering a blank canvas with significant potential for further development. With the possibility of rear and loft extensions, subject to planning permission, this property allows for future growth and customization to suit your needs. Furthermore, the size of the garden opens up the exciting prospect of adding an outbuilding, perfect for a home office or additional storage.

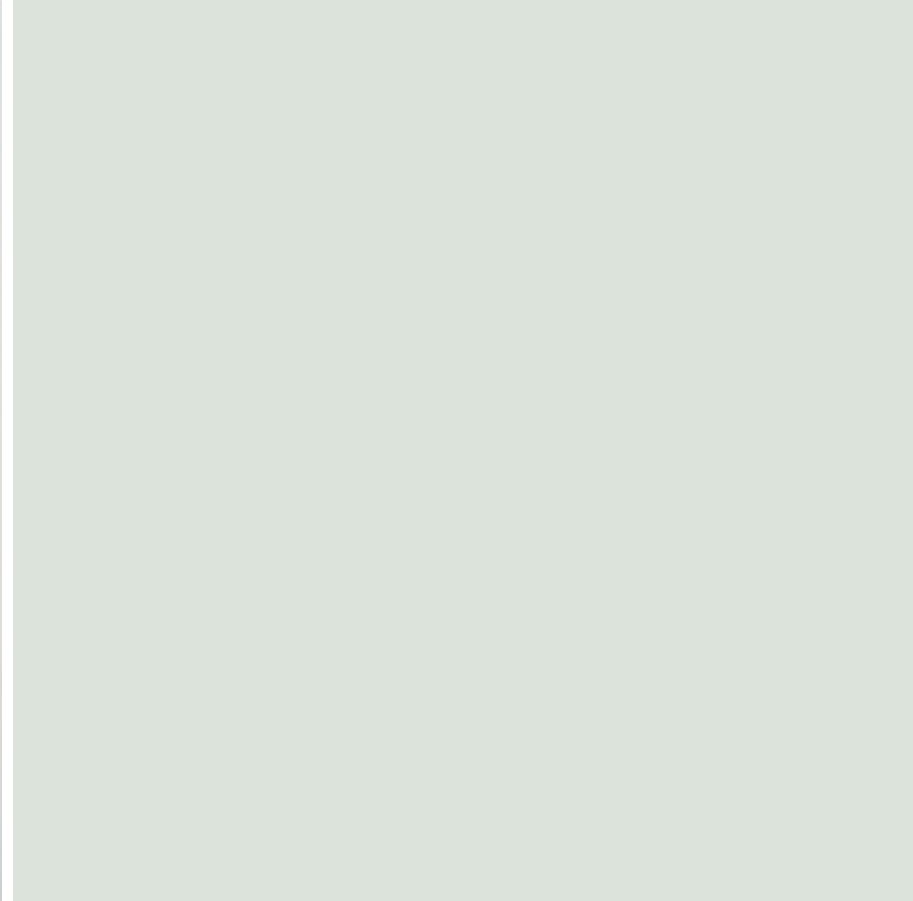
In summary, this well-located house on Perth Road is not only a comfortable family home but also a property with considerable potential for enhancement. Whether you are looking to settle down or invest, this residence is well worth your consideration.



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ENTRANCE HALL	
RECEPTION ONE	
	14'11" into bay x 11'10" (4.57m into bay x 3.62m)
RECEPTION TWO	
	14'2" into bay x 9'9" (4.32m into bay x 2.99m)
KITCHEN	8'11" x 6'10" (2.74m x 2.09m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	14'9" x 9'5" (4.51m x 2.89m)
BEDROOM TWO	11'11" x 9'6" (3.65m x 2.92)
BEDROOM THREE	8'5" x 7'0" (2.57m x 2.15m)
FIRST FLOOR BATHROOM	8'11" x 7'1" (2.73m x 2.16m)
EXTERIOR	104'8 (31.90m)
AGENTS NOTE	



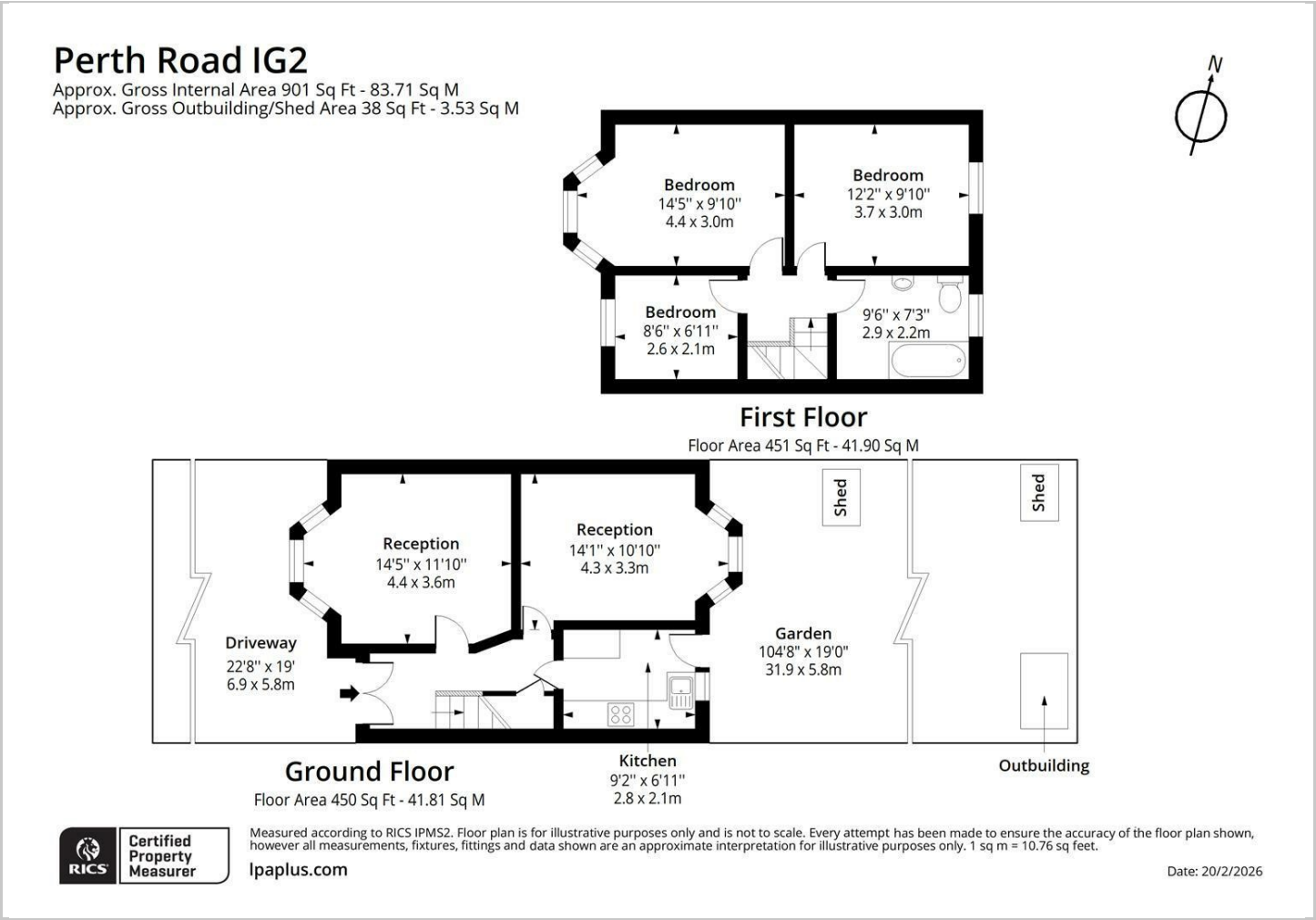
Directions



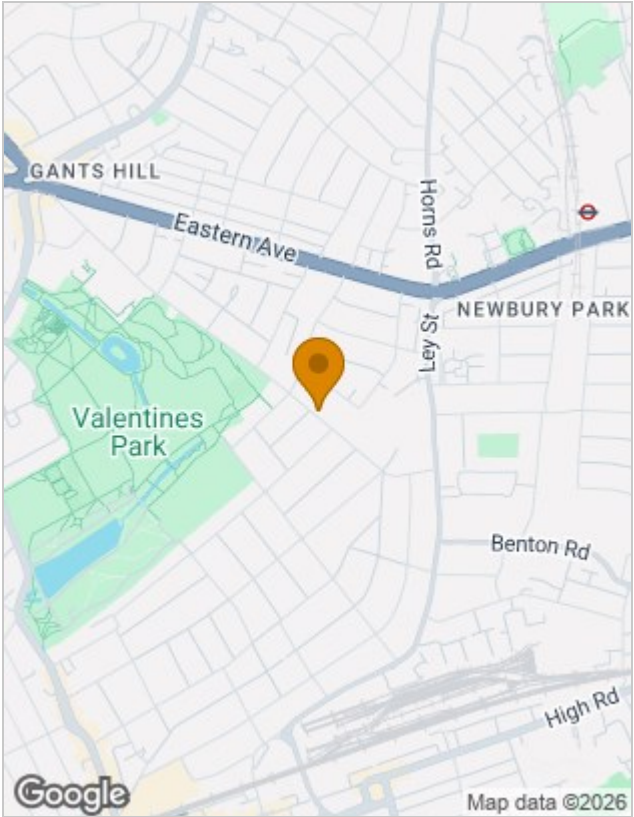




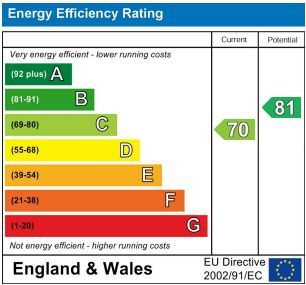
Floor Plans



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.