



Roy Gardens, Ilford, IG2 7QQ

£625,000





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Roy Gardens

Iford, IG2 7QQ

- End of Terrace
- Through Reception Room
- Garage
- Four Bedrooms
- Two Bathrooms

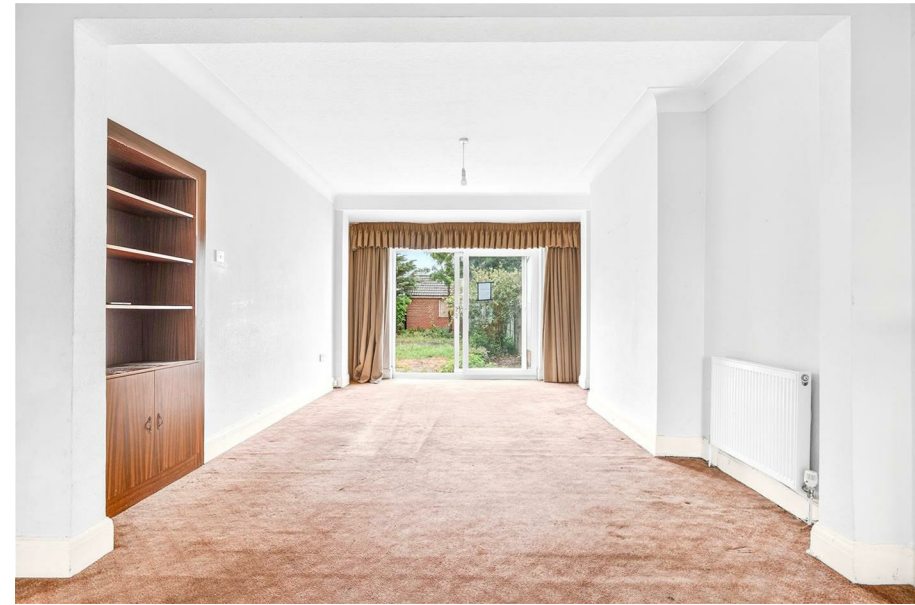
An end of terrace four bedroom, two bathroom house with garage. This house offers significant potential.

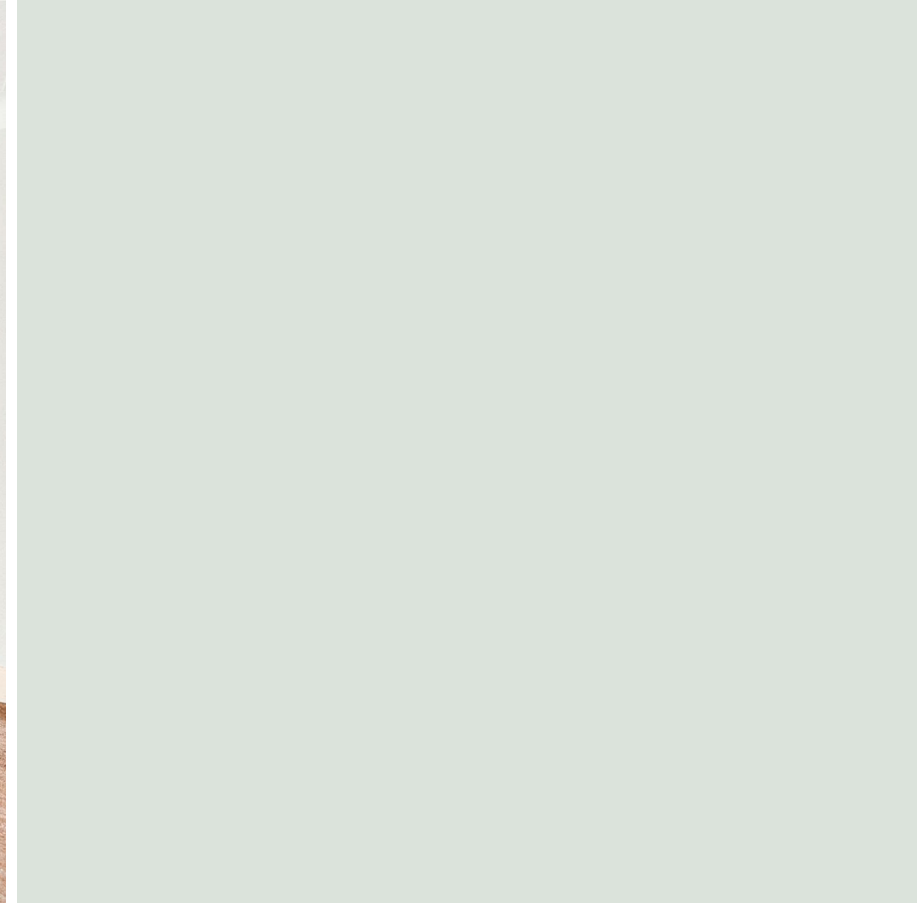
The ground floor consist of a through reception/dining room, a separate kitchen, shower room and one of the bedrooms.

The first floor houses three bedrooms and a bathroom witch separate WC.

Externally the property offers a private garden as well as further benefiting from having a garage.

The location is within walking distance to Newbury Park Station (Central Line) including numerous local bus routes. It also provides easy access onto the A12 going into London or out into Essex. The house further benefits from being in close proximity to well regarded schools such as Newbury Park Primary, Seven Kings School and Oaks Park High.





Directions

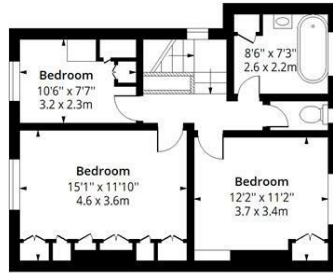




Floor Plans

Roy Gardens IG2

Approx. Gross Internal Area 1339 Sq Ft - 124.39 Sq M
 Approx. Gross Garage Area 174 Sq Ft - 16.16 Sq M



First Floor

Floor Area 578 Sq Ft - 53.70 Sq M



Ground Floor

Floor Area 761 Sq Ft - 70.70 Sq M



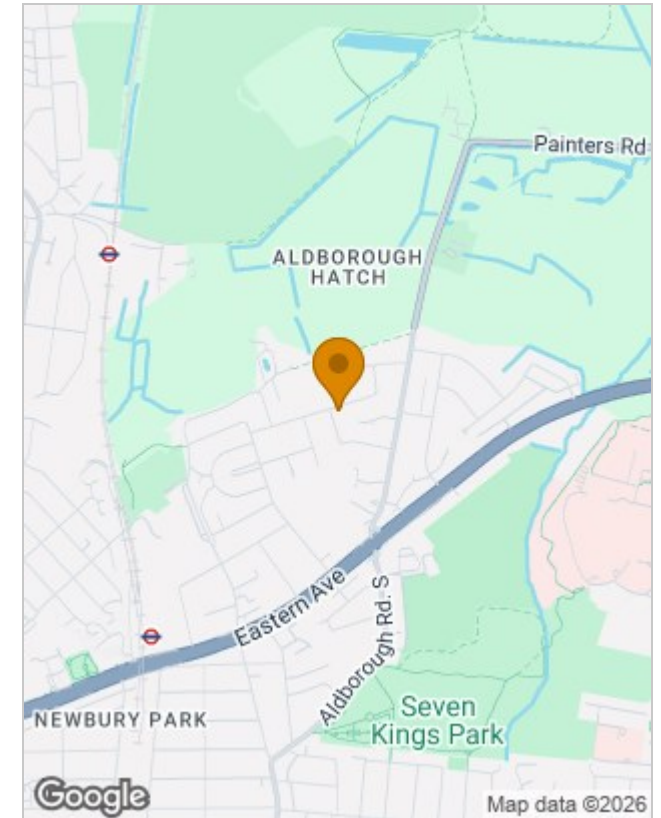
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

ipaplus.com

Date: 3/6/2026



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.