



Mayesbrook Road, Ilford, IG3 9PJ

Offers In Excess Of £450,000





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Mayesbrook Road

Iford, IG3 9PJ

- EPC RATING
- Lounge
- Shower room
- Three bedrooms
- Kitchen
- Spacious garden

Nestled on the charming Mayesbrook Road in Goodmayes, this delightful house, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is both practical and functional, making it easy to adapt to your lifestyle needs.

Situated in a vibrant community, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links, making commuting to London and beyond a breeze.

This property presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the charm of a period home. With its appealing features and prime location, this house on Mayesbrook Road is not to be missed.



ENTRANCE

LOUNGE

21'3" x 11'11" (6.50m x 3.64m)

KITCHEN

11'10" x 9'5" (3.63m x 2.89m)

LEAN TO

17'2" max x 10'10" max (5.24m max x 3.31m max)

STAIRS TO FIRST FLOOR

BEDROOM ONE

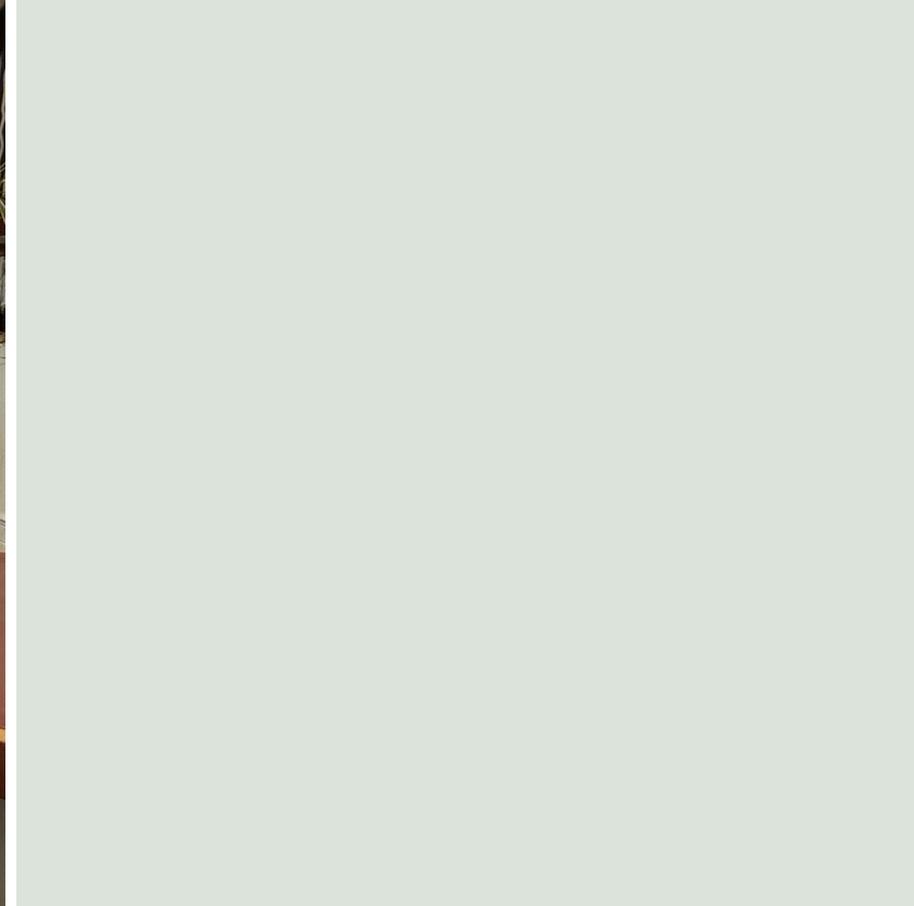
BEDROOM TWO

BEDROOM THREE

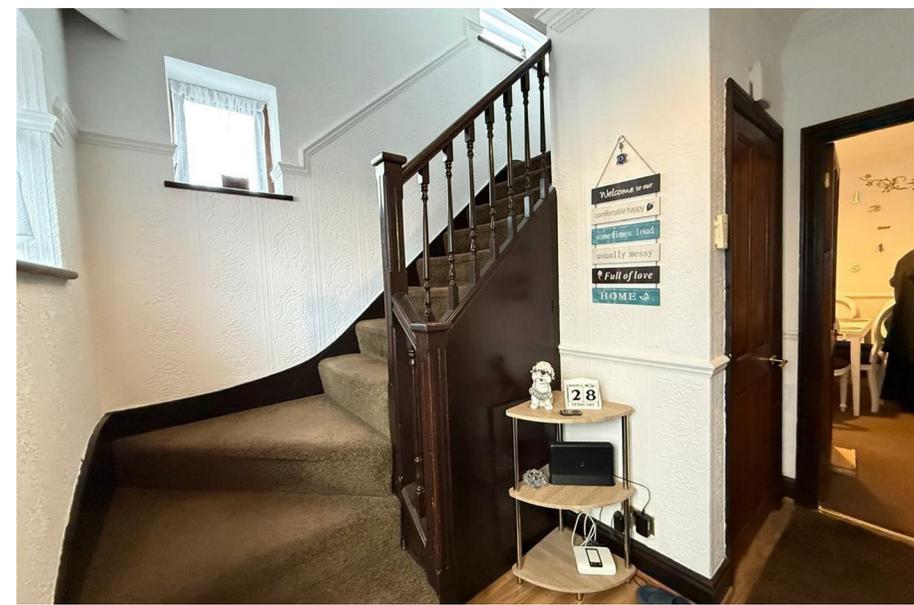
11'9" x 7'10" (3.60m x 2.40m)

L-Shaped Shower room

EXTERIOR



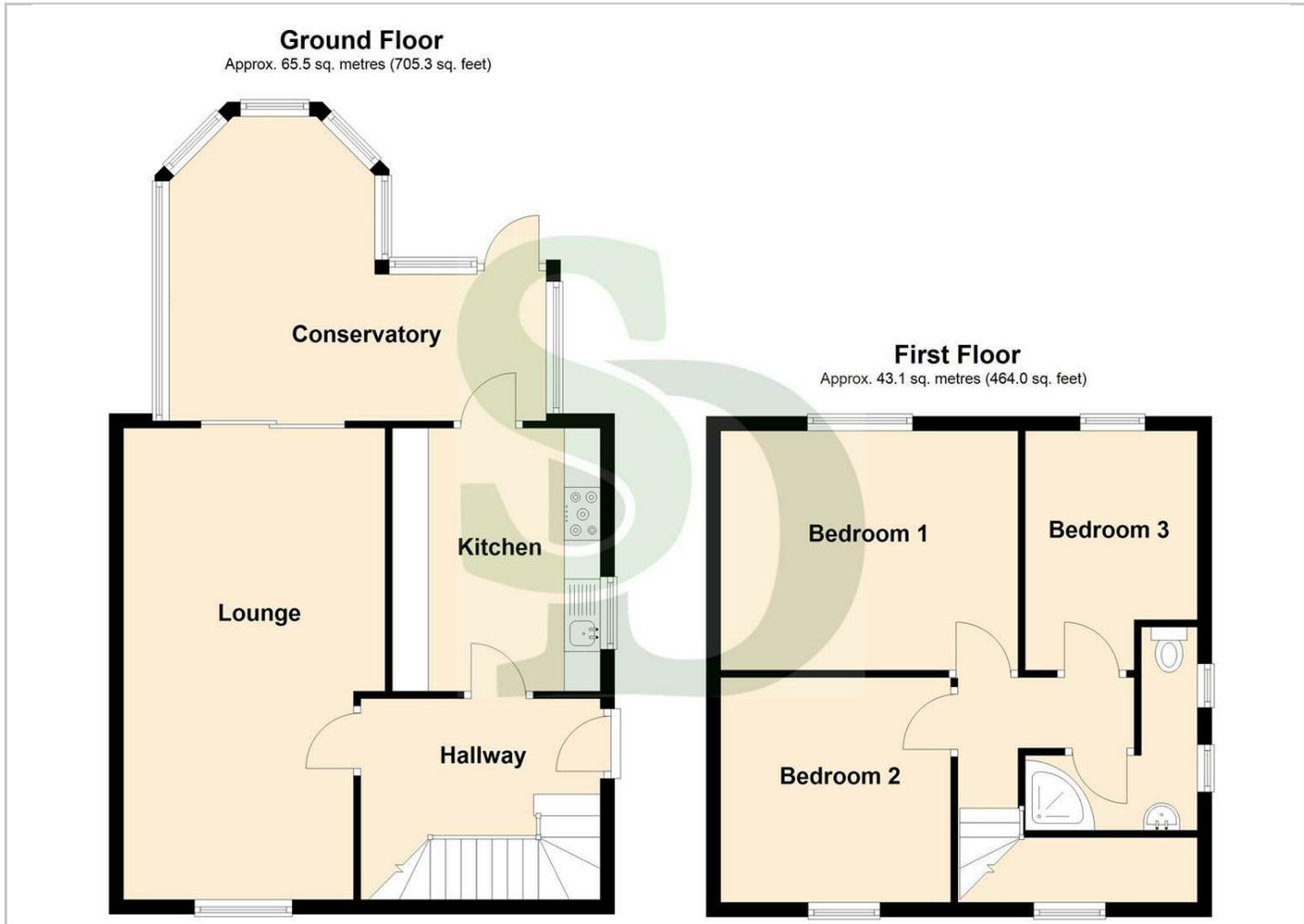
Directions





Love
MAKES happy
Home

Floor Plans



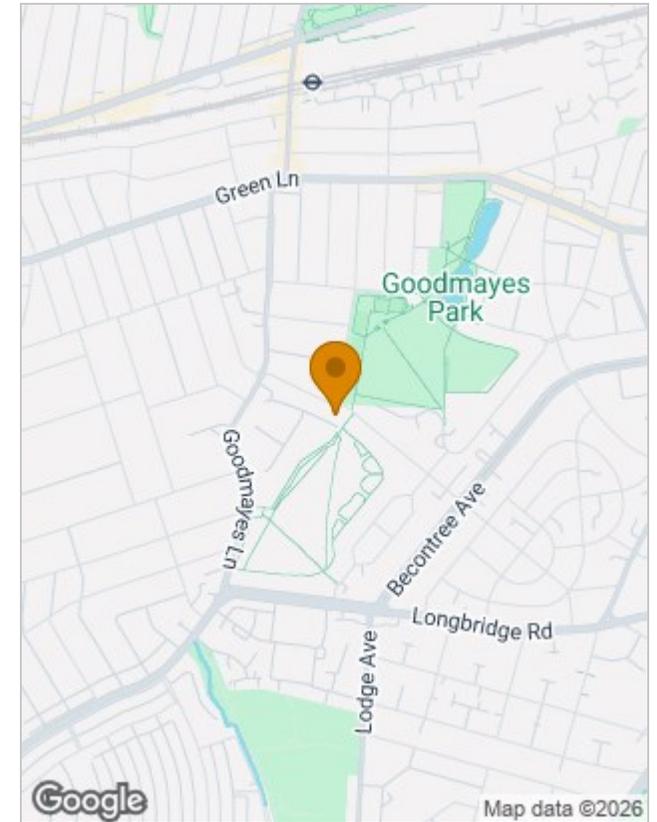
Viewing

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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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		