



Griggs Close, Ilford, IG3 9FL

Guide Price £400,000





Griggs Close

Ilford, IG3 9FL

- EPC - C
- FIRST FLOOR BATHROOM
- GROUND FLOOR WC
- DOUBLE GLAZED WINDOWS
- SCHOOLS
- TWO DOUBLE BEDROOM HOUSE
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- GREAT LOCATION FOR A FAMILY
- ILFORD LANE

Nestled in the charming area of Griggs Close, Ilford, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you can make the most of your living area. The house also features a well-appointed bathroom, catering to your daily needs with ease.

One of the notable advantages of this property is the provision for parking, accommodating one vehicle, which is a valuable asset in this bustling area.

Griggs Close is situated in a vibrant community, offering easy access to local amenities, schools, and transport links, making it an ideal location for those who commute or enjoy the conveniences of urban living.

This mid-terrace house is not just a property; it is a place where you can create lasting memories. With its appealing features and prime location, it is certainly worth considering for your next home.



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ENTRANCE	
RECEPTION ROOM	24'1" x 13'3" (7.35m x 4.06m)
KITCHEN	11'10" x 5'4" (3.61m x 1.64m)
GROUND FLOOR WC	5'4" x 3'0" (1.64m x 0.92)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	13'1" x 8'3" (4.00m x 2.54m)
BEDROOM TWO	13'3" x 8'4" (4.04m x 2.55m)
FIRST FLOOR BATHROOM	7'1" x 6'3" (2.16m x 1.92m)
EXTERIOR	
AGENTS NOTE	



Directions

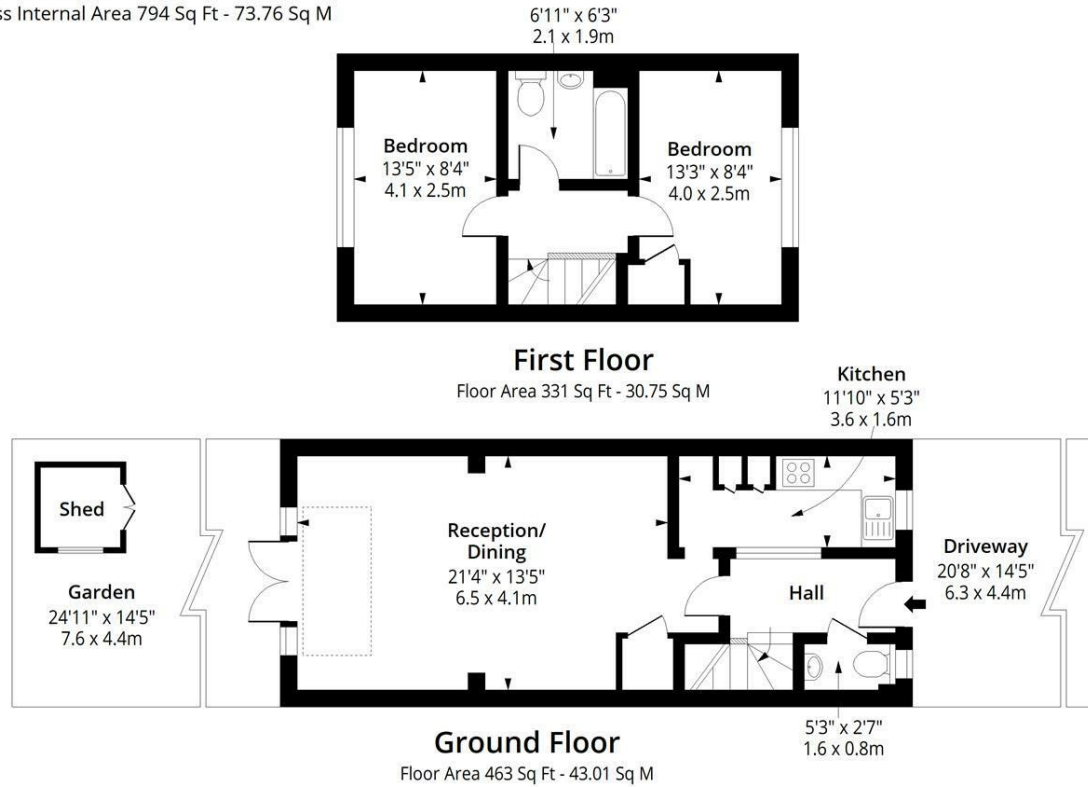




Floor Plans

Griggs Close IG3

Approx. Gross Internal Area 794 Sq Ft - 73.76 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.

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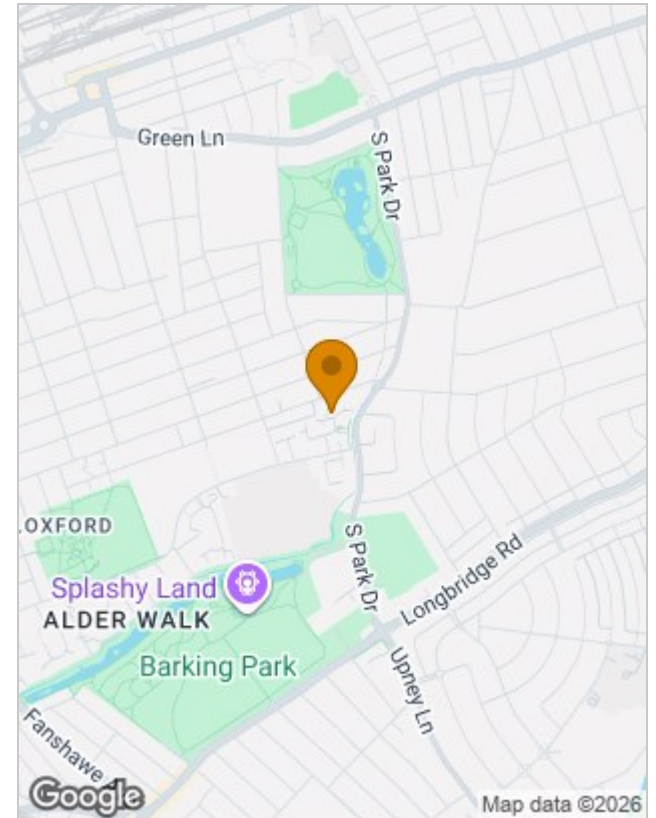
Date: 12/8/2026

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		78	92
England & Wales		EU Directive 2002/91/EC	