



**Henley Road**

, Ilford, IG1 2TJ

**£450,000**

**Redbridge**

**D**



Nestled on the charming Henley Road, this delightful house makes it an ideal family home. With three well-proportioned bedrooms, there is ample space for relaxation and rest. The property features two inviting reception rooms, providing versatile areas for entertaining guests or enjoying quiet evenings with family.

The layout of the house is both practical and appealing, ensuring that every corner is utilised effectively. The single bathroom is conveniently located, catering to the needs of the household with ease.

This residence is situated in a desirable location, known for its friendly community and accessibility to local amenities. Whether you are looking to enjoy leisurely strolls in nearby parks or seeking the convenience of shops and schools, this property is well-positioned to meet your needs.

In summary, this house on Henley Road presents a wonderful opportunity for those seeking a comfortable and welcoming home. With its spacious rooms and prime location, it is sure to attract interest from families and professionals alike. Do not miss the chance to make this charming property your own.





ENTRANCE

RECEPTION ONE 12'3" x 11'0" (3.75m x 3.36m)  
Double glazed window to front. Carpeted flooring. Radiator.

RECEPTION TWO 13'0" x 10'5" (3.97m x 3.20m)  
Sliding doors to rear. Carpeted flooring. Radiator.

KITCHEN 9'2" x 7'6" (2.80m x 2.31m)  
Range of wall and base units. Freestanding cooker. Single bowl drainer sink unit.

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'0" x 10'10" (3.36m x 3.31m)  
Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM TWO 12'11" x 9'10" (3.94m x 3.02m)  
Double glazed window to rear. Wood style laminated flooring. Radiator.

BEDROOM THREE 9'3" x 7'3" (2.83m x 2.23m)  
Double glazed window to front. Carpeted flooring. Radiator.

BATHROOM 8'2" x 4'1" (2.51m x 1.27m)  
Shower cubcile, wash hand basin and low flush w.c.

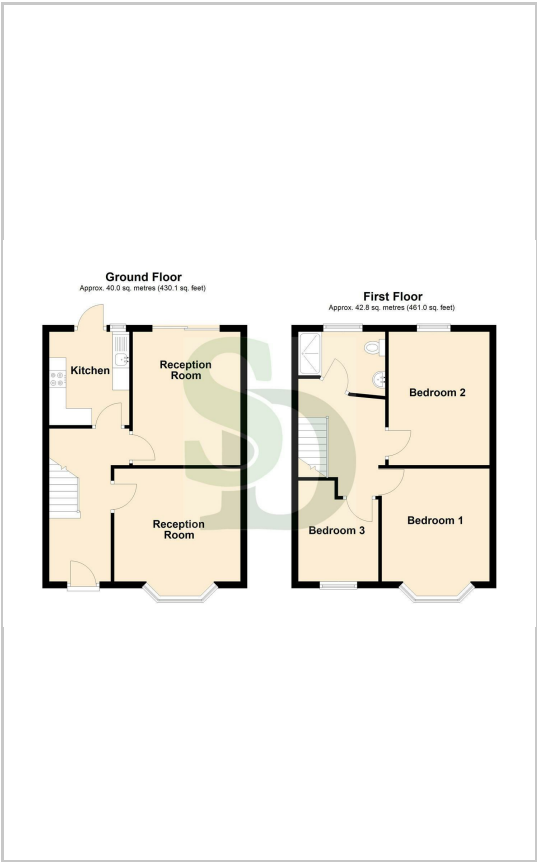
EXTERIOR 32' (9.75m)  
The rear garden is circa 32' in depth, with side access.

AGENTS NOTE

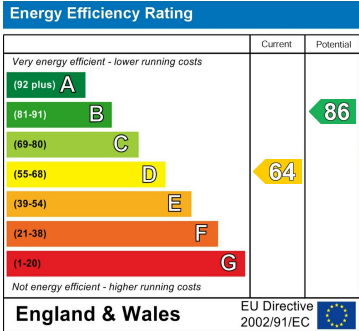
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.