



Elgin Road
Ilford, IG3 8LN

Guide Price £325,000

Redbridge

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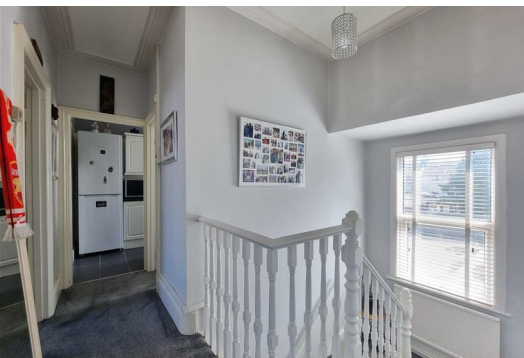
GUIDE PRICE £325,000-£350,000

Nestled on the desirable Elgin Road in Ilford, this charming first-floor flat offers a delightful living experience. With two spacious double bedrooms, this property is perfect for small families, couples, or individuals seeking extra space. The well-proportioned reception room provides a welcoming area for relaxation and entertainment, while the modern bathroom ensures comfort and convenience.

The flat benefits from gas central heating and double-glazed windows, ensuring a warm and energy-efficient environment throughout the year. Additionally, the property boasts off-street parking for one vehicle, a valuable feature in this bustling area.

One of the standout aspects of this flat is its potential for a loft dormer, allowing for further expansion and personalisation to suit your needs. The location is particularly advantageous, as it is within walking distance to Seven Kings Station, providing excellent transport links to London and beyond.

This property presents an excellent opportunity for those looking to invest in a well-located flat with the potential for future enhancements. Whether you are a first-time buyer or seeking a rental investment, this flat on Elgin Road is certainly worth considering.



COMMUNAL ENTRANCE

ENTRANCE TO FLAT

STAIRS TO FIRST FLOOR

RECEPTION ROOM 16'2" x 15'0" into bay (4.94m x 4.58m into bay)

Double glazed windows to front. Wood flooring. Radiator.

KITCHEN 11'3" 5'10" (3.43m 1.79m)

Range of wall and base units. Freestanding cooker. Space for fridge-freezer and washing machine. Double glazed window.

BEDROOM ONE 15'0" into bay x 11'4" (4.59m into bay x 3.46m)

Double glazed bay window. Laminate flooring. Radiator.

BEDROOM TWO 11'5" x 10'4" (3.49m x 3.17m)

Double glazed window to rear. Laminate flooring. Radiator.

BATHROOM 8'0" x 4'11" (2.45m x 1.51m)

Tiled floor to ceiling. Panel bath. Wash hand basin. Low level toilet. Double glazed window.

PARKING

Parking for one car.

AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

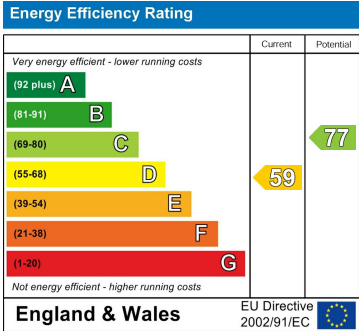
Area Map



Floor Plans



Energy Efficiency Graph



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