



Ley Street, Ilford, IG2 7BY

£575,000





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Ley Street

Ilford, IG2 7BY

- EPC - D
- FULL FIRST FLOOR BATHROOM AND WC
- DRIVE FOR UP TO TWO CARS
- GOOD SIZE GARDEN WITH OUTBUILDING
- SIDE ACCESS
- THREE BEDROOM HOUSE
- GOOD CONDITION
- SEVEN KINGS SCHOOL CATCHMENT
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO NEWBURY PARK, GANTS HILL, BARKINGSIDE AND ILFORD STATION

Nestled on Ley Street in the vibrant area of Ilford, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-maintained bathroom, ensuring convenience for all residents. One of the standout features of this property is the side access to the garden, which enhances the outdoor experience. The garden itself is complemented by an outbuilding at the rear, providing additional storage or potential for a creative workspace.

Parking is a breeze with space available for two vehicles, a valuable asset in this bustling area. The location is particularly advantageous, with easy access to local amenities, excellent transport links, and reputable schools nearby, making it an ideal choice for families.

In good condition throughout, this property is ready for you to move in and make it your own. We highly recommend viewing this delightful home to fully appreciate its charm and potential. Don't miss out on the chance to secure a wonderful living space in a sought-after location.



ENTRANCE PORCH

RECEPTION AREA 12'5" x 9'10" (3.79m x 3.02m)

DINING AREA 13'10" x 12'9" (4.24m x 3.90m)

KITCHEN 13'1" x 12'7" (4.01m x 3.85m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 13'10" x 12'7" (4.24m x 3.85m)

BEDROOM TWO 12'7" x 7'9" (3.86m x 2.37m)

BEDROOM THREE 9'3" x 6'8" (2.83m x 2.04m)

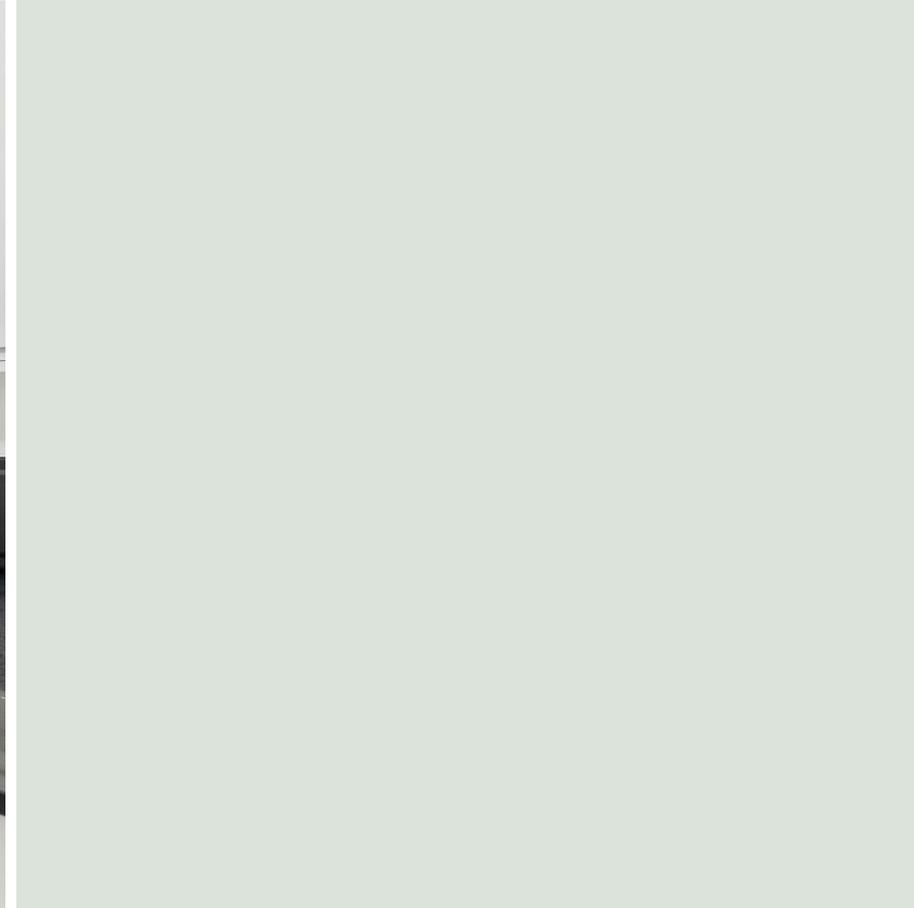
BATHROOM 6'3" x 5'6" (1.91m x 1.70m)

FIRST FLOOR WC 4'10" x 2'10" (1.48m x 0.87m)

OUTBUILDING - storage/play room/ spice kitchen
14'11" x 12'1" + 11'9" x 7'11" + 7'10" max x 4'4" (4.57m x 3.70m + 3.60m x 2.43m + 2.39m max x 1.34m)

EXTERIOR

AGENTS NOTE



Directions

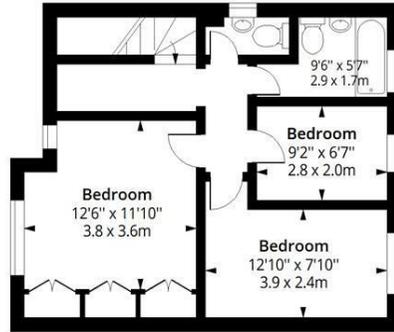




Floor Plans

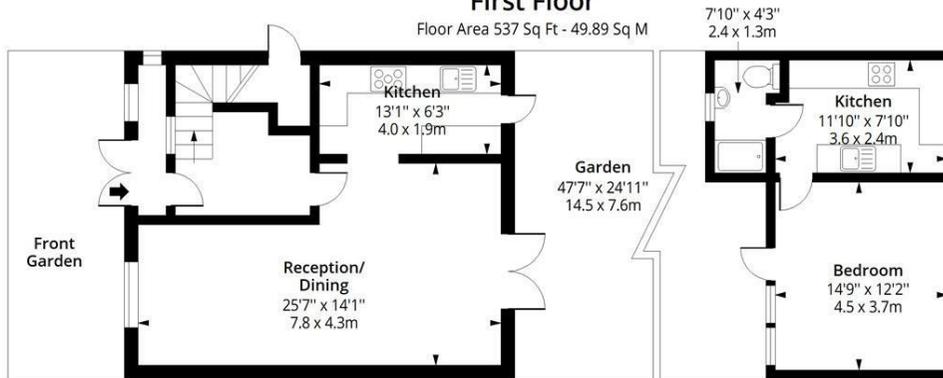
Russell Gardens IG2

Approx. Gross Internal Area 1050 Sq Ft - 97.55 Sq M
 Approx. Gross Internal Area 295 Sq Ft - 27.41 Sq M



First Floor

Floor Area 537 Sq Ft - 49.89 Sq M



Ground Floor

Floor Area 513 Sq Ft - 47.66 Sq M

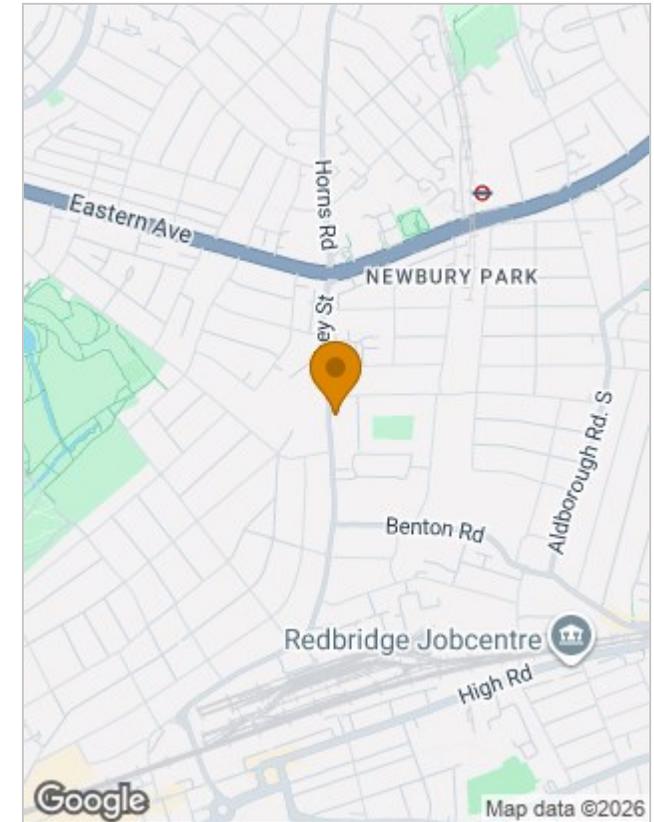


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

ipaplus.com

Date: 2/27/2026

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		77
(55-68) D	55	
(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 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.