



Audley Gardens, Ilford, IG3 9LB

£680,000





Audley Gardens

Ilford, IG3 9LB

- EPC - C
- DRIVEWAY
- READY TO MOVE IN
- SOLID OAK WOOD FLOORING
- GAS CENTRAL HEATING
- FOUR BEDROOM HOUSE
- WALKING DISTANCE TO SEVENKINGS STATION
- GREAT LOCATION FOR LOCAL AMENITIES AND SCHOOLS
- CAST IRON RADIATORS
- DOUBLE GLAZED WINDOWS WITH SHUTTERS

Nestled in the charming area of Audley Gardens, Ilford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The house boasts three well-appointed reception rooms, providing ample room for relaxation, entertaining, or family gatherings.

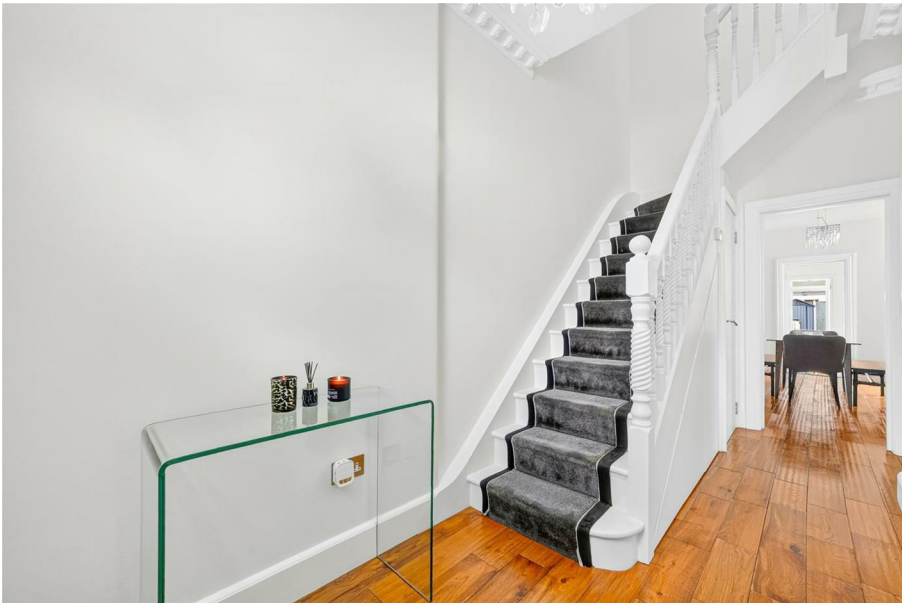
The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The property also features parking for one vehicle, a valuable asset in this bustling area.

Audley Gardens is a lovely neighbourhood, known for its friendly community and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it a wonderful place to call home.

This property presents an excellent opportunity for those looking to settle in a vibrant area while enjoying the comforts of a spacious family home. Don't miss the chance to make this charming house your own.



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ENTRANCE	
RECEPTION ONE	
15'2" into bay x 13'8" (4.64m into bay x 4.19m)	
RECEPTION TWO	12'8" x 9'7" (3.88m x 2.93m)
DINING ROOM	14'4" x 10'0" (4.37m x 3.05m)
KITCHEN	13'1" x 10'0" (3.99m x 3.05m)
UTILITY	
STAIRS TO FIRST FLOOR	
BEDROOM ONE	
17'6" into bay x 11'2" (5.34m into bay x 3.41m)	
BEDROOM TWO	10'7" x 9'10" (3.23m x 3.01m)
BEDROOM THREE	8'9" x 8'8" (2.68m x 2.65m)
FIRST FLOOR BATHROOM	
9'11" max x 9'3" (3.04m max x 2.84m)	



STAIRS TO SECOND FLOOR

BEDROOM FOUR 19'5" x 15'7" (5.94m x 4.77m)

EN-SUITE

EXTERIOR

AGENTS NOTE

Directions



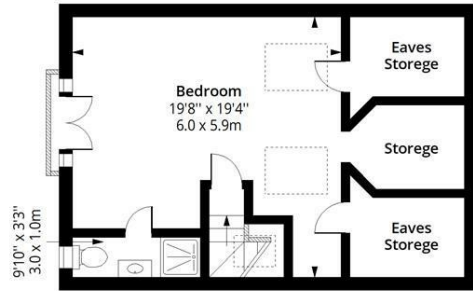


Floor Plans

Audley Gardens IG3

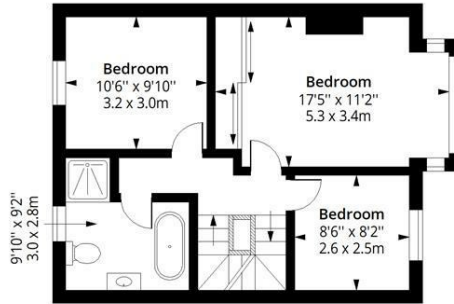
Approx. Gross Internal Area 1786 Sq Ft - 165.92 Sq M

Approx. Gross Eaves Storage/Balcony/Shed Area 119 Sq Ft - 11.06 Sq M



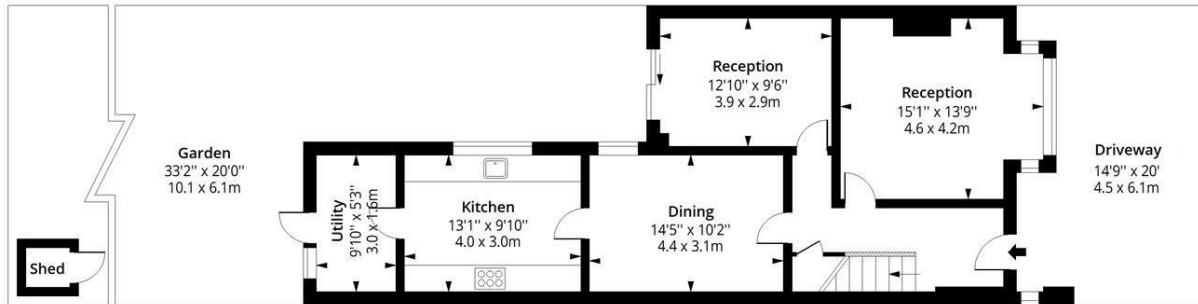
Second Floor

Floor Area 438 Sq Ft - 40.69 Sq M



First Floor

Floor Area 544 Sq Ft - 50.54 Sq M



Ground Floor

Floor Area 804 Sq Ft - 74.69 Sq M



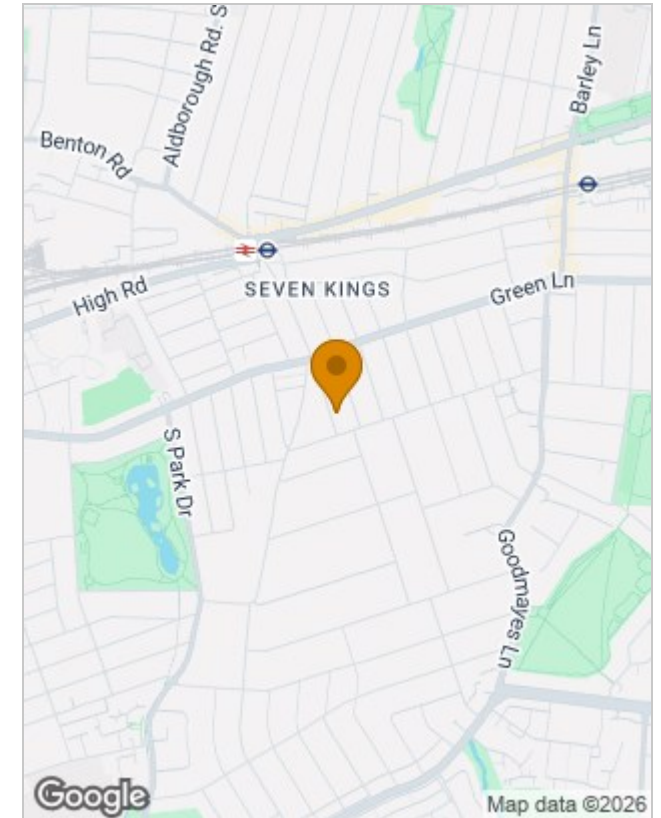
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

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Date: 8/24/2026



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>			8
		69	
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.

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