



## Guildford Road , Ilford, IG3 9YB

Sandra Davidson are pleased to present this charming house in Guildford Road, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two bathrooms provide ample facilities for busy mornings, ensuring that everyone can start their day with ease.

The heart of the home features open plan reception room, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area.

One of the standout features of this property is the off-street parking, a rare find in this bustling area, providing you with the convenience of secure parking right at your doorstep.

Moreover, the location is particularly advantageous for commuters, as it is situated close to an Elizabeth Line station, offering swift and efficient transport links to central London and beyond. This makes it an excellent

**Offers In Excess Of £490,000**

# Guildford Road

, Ilford, IG3 9YB



## ENTRANCE

### OPEN PLAN LOUNGE

22'3" max x 17'1" max (6.80m max x 5.21m max)

Double glazed window to front. Wood style laminated flooring. Radiator.

### KITCHEN

15'11" x 12'11" (4.87m x 3.96m)

Range of wall and base units. Gas cooker with extractor fan above. Built in oven. Plumbing for washing machine.

### SHOWER ROOM

9'1" x 3'2" (2.79m x 0.98m)

Shower mixer, wash hand basin and low flush w.c.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE

10'11" x 10'9" (3.34m x 3.29m)

Double glazed window to front.

Carpeted flooring. Radiator.

### BEDROOM TWO

11'1" x 8'11" (3.38m x 2.74m)

Double glazed window to rear.

Carpeted flooring. Radiator.

### BEDROOM THREE

8'7" x 6'1" (2.64m x 1.87m)

Double glazed window to front.

Carpeted flooring. Radiator.

## BATHROOM

8'0" x 7'11" (2.44m x 2.42m)

Panelled bath, wash hand basin and low flush w.c.

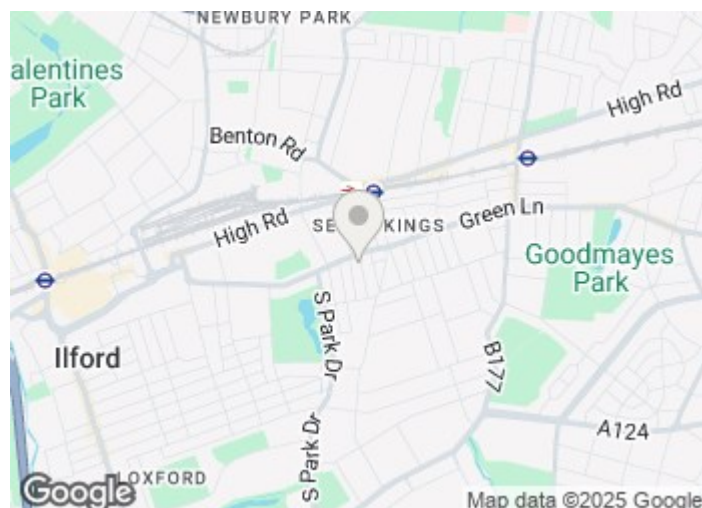
## EXTERIOR

30' (9.14m)

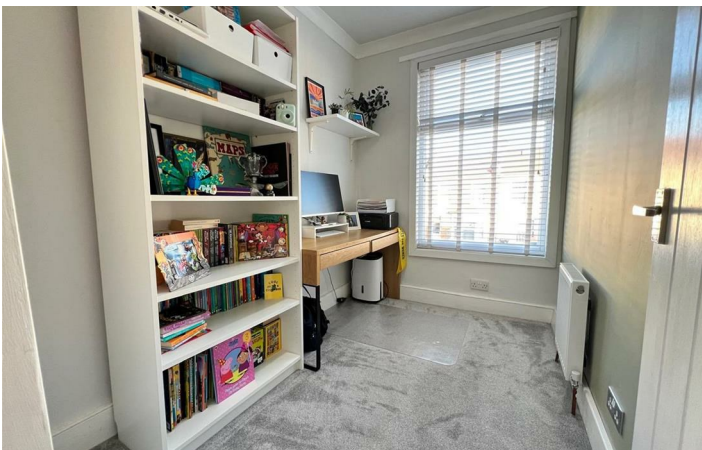
The rear garden is circa 30' in depth.

## AGENTS NOTE

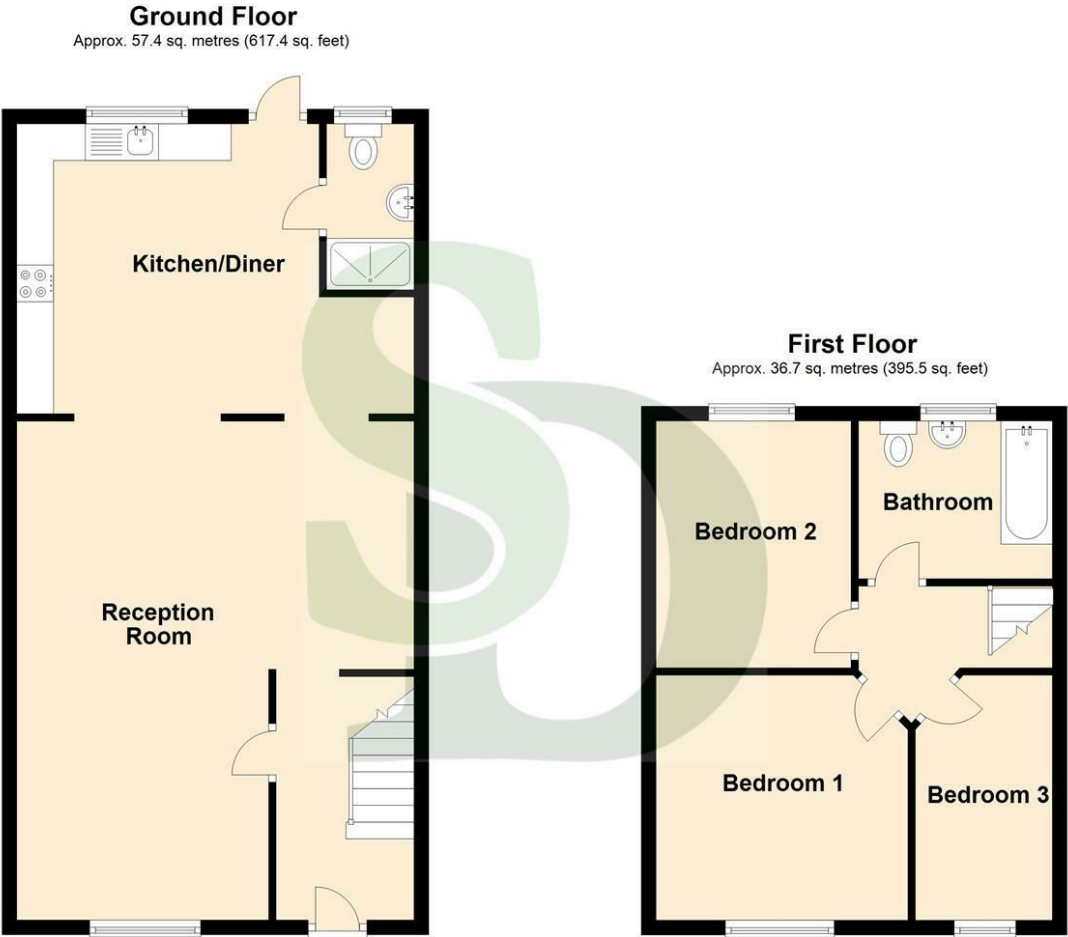
No services or appliances have been tested by Sandra Davidson Estate Agents.



RedbridgeC



Floor Plan



This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |