



Cobham Road, Ilford, IG3 9JN

Offers In Excess Of £499,995





Cobham Road

Ilford, IG3 9JN

- EPC RATING TBC
- Lounge
- Extended kitchen
- Off street parking
- Three bedrooms
- Study
- Two shower rooms

Nestled on the charming Cobham Road in Seven Kings, this delightful 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 reception rooms provide ample room for relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family gatherings or social events.

The house features two bathrooms, ensuring that morning routines run smoothly and providing privacy for all occupants. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for everyday living.

For those with a vehicle, the property includes parking for one car, a valuable asset in this bustling area. The location itself is well-connected, offering easy access to local amenities, schools, and transport links, making it an excellent choice for commuters and families alike.

In summary, this house on Cobham Road is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious and well-appointed home. Don't miss the chance to make this property your own.



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ENTRANCE

RECEPTION ONE 12'2" x 11'0" (3.71m x 3.37m)

STUDY 8'9" x 6'9" (2.67m x 2.08m)

DINING AREA 13'1" x 10'4" (3.99m x 3.15m)

KITCHEN 12'11" x 9'9" (3.96m x 2.99m)

SHOWER ROOM 7'2" x 2'7" (2.20m x 0.81m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 10'10" x 9'10" (3.31m x 3.02m)

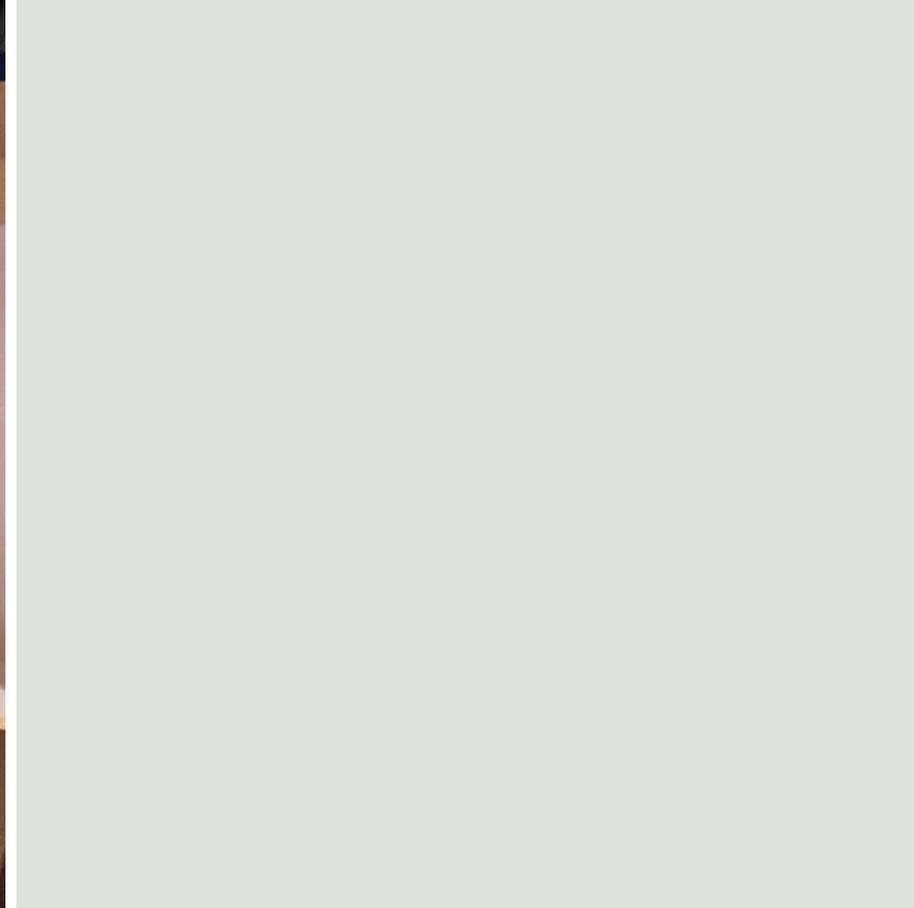
BEDROOM TWO 13'0" x 11'6" (3.97m x 3.51m)

BEDROOM THREE 7'9" x 7'5" (2.37m x 2.28m)

SHOWER ROOM 9'9" x 5'10" (2.99m x 1.80m)

EXTERIOR 25' (7.62m)

AGENTS NOTE

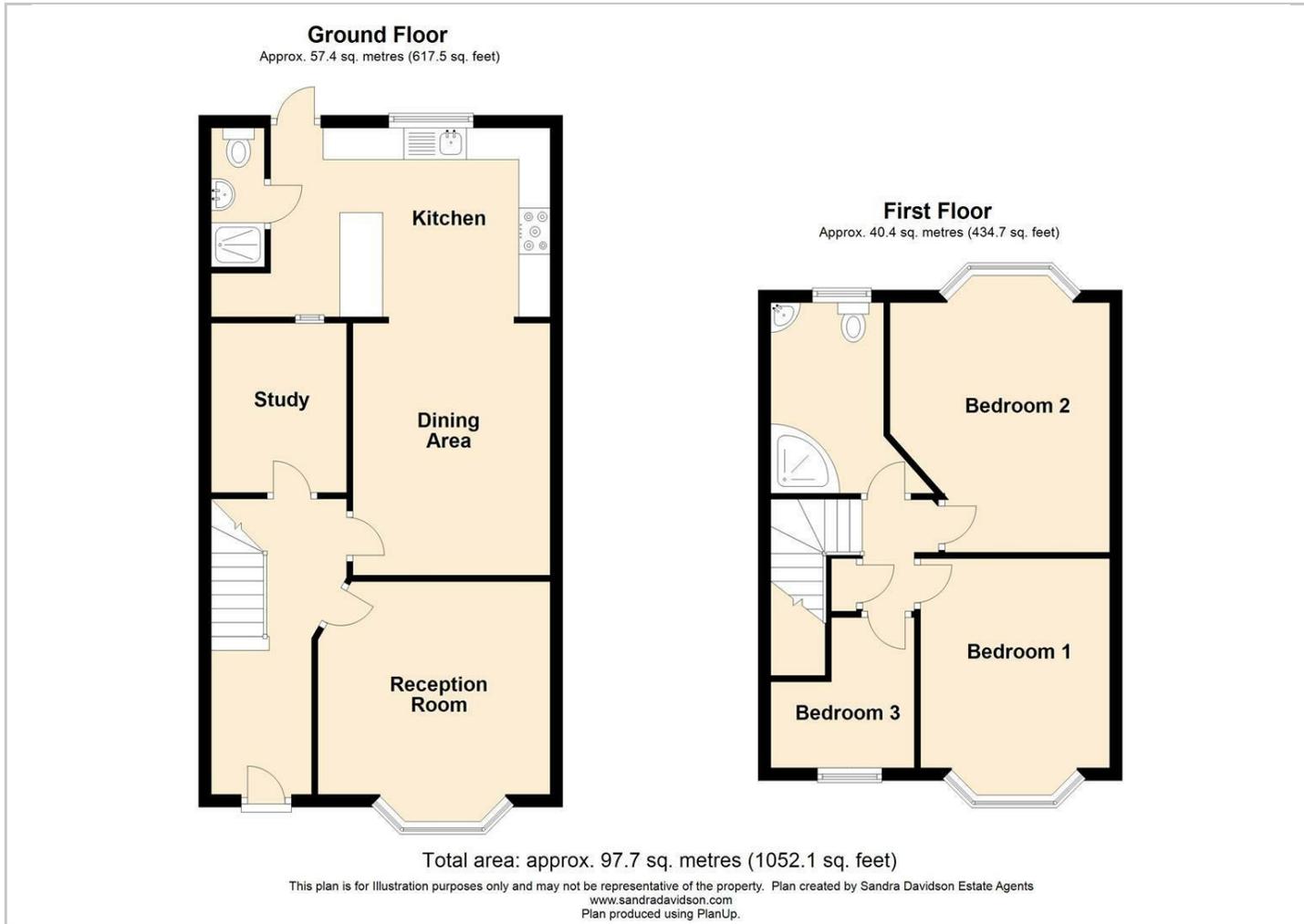


Directions





Floor Plans



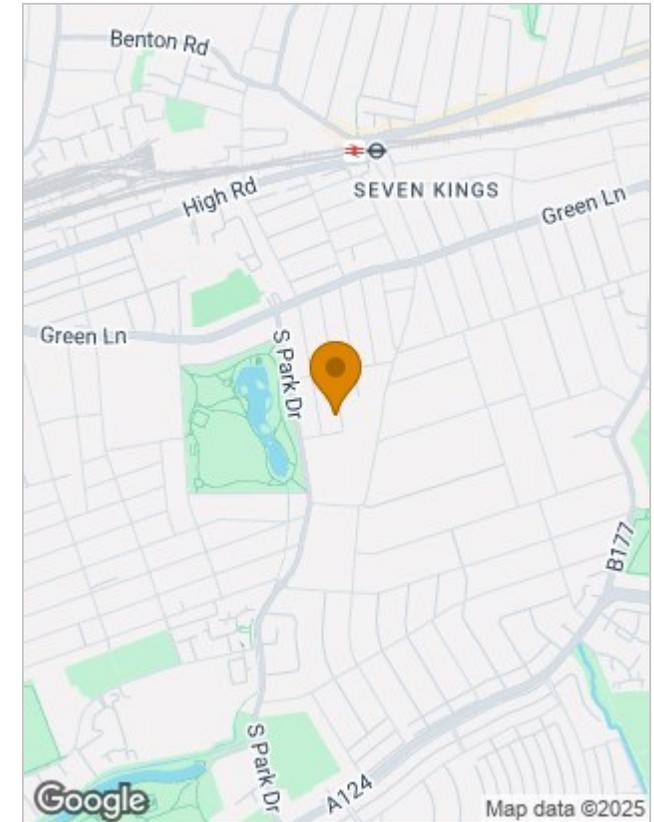
Viewing

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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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	