

SD Sandra Davidson
ESTATE AGENTS



Spencer Road, Ilford, IG3 8PW

£475,000





£475,000

Spencer Road

Iford, IG3 8PW

- EPC - D
- OFF STREET PARKING
- AMENITIES ARE CLOSE BY
- GAS CENTRAL HEATING
- THREE BEDROOM HOUSE
- ELIZABETH LINE
- GREAT LOCATION FOR FAMILIES
- DOUBLE GLAZED WINDOWS

Nestled on Spencer Road in the vibrant area of Iford, this charming three-bedroom house offers a perfect blend of comfort and convenience, making it an ideal choice for families. The property has been thoughtfully extended on the ground floor, providing ample living space for relaxation and entertaining.

Upon entering, you will find a welcoming reception room that leads to a well-appointed kitchen, perfect for family meals. The ground floor also features a convenient bathroom, ensuring ease of access for all. Upstairs, you will discover three generously sized bedrooms, providing plenty of room for family members or guests. Additionally, there is a separate WC on the first floor, enhancing the practicality of the home.

One of the standout features of this property is the off-street parking, accommodating one vehicle, which is a valuable asset in this bustling area. The house benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

The location is particularly appealing, with easy access to the Elizabeth Line, making commuting to central London and beyond a breeze. Families will appreciate the nearby amenities, including schools, parks, and shops, all within a short distance.

In summary, this extended three-bedroom house on Spencer Road is a wonderful opportunity for those seeking a family-friendly home in a well-connected area. With its spacious layout, off-street parking, and proximity to transport links, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.



ENTRANCE PORCH

THROUGH LOUNGE

25'2" into bay x 11'4" (7.69m into bay x 3.46m)

KITCHEN - DINER

15'4" x 12'6" (4.68m x 3.83m)

GROUND FLOOR BATHROOM

7'2" x 5'6" (2.19m x 1.68m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

17'3" x 11'3" (5.28m x 3.43m)

BEDROOM TWO

11'1" x 8'0" (3.39m x 2.44m)

BEDROOM THREE

7'6" x 5'10" (2.31m x 1.79m)

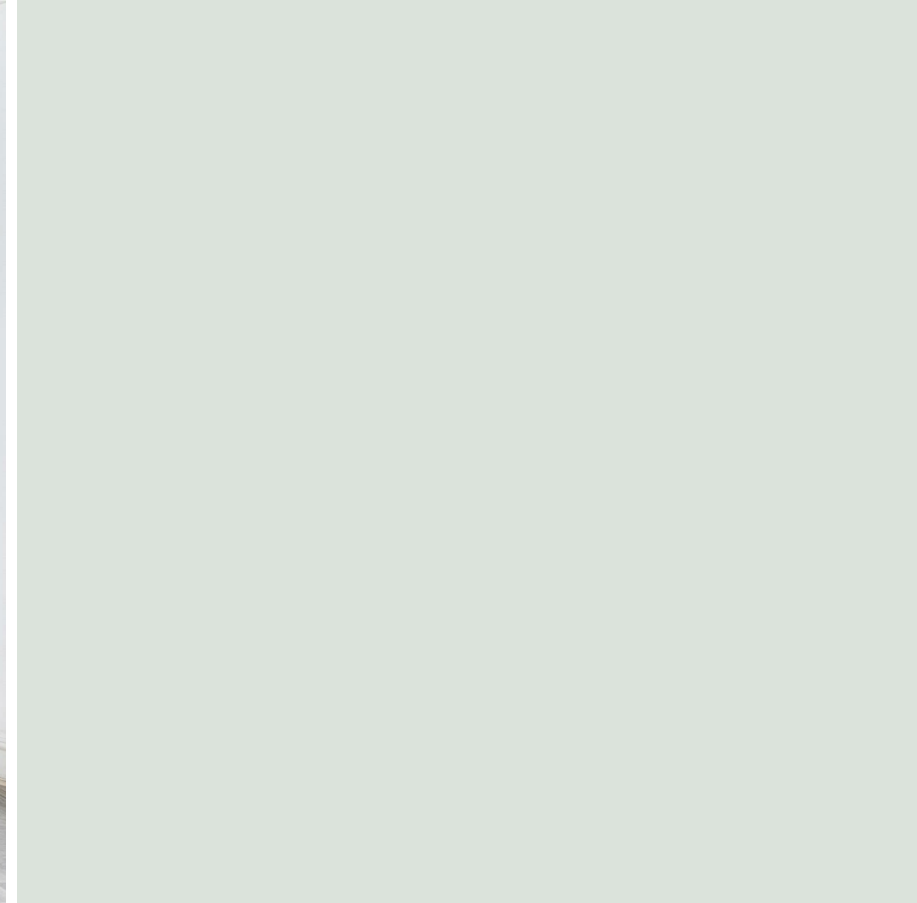
FIRST FLOOR WC

4'8" x 2'6" (1.44m x 0.78m)

EXTERIOR

AGENTS NOTE





Directions





Vaillant

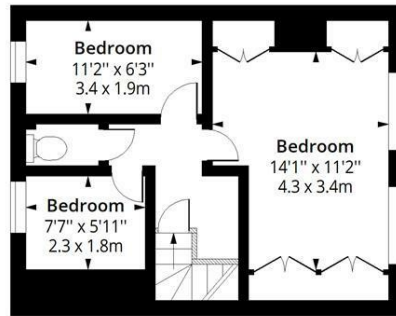
beko

Persil

Floor Plans

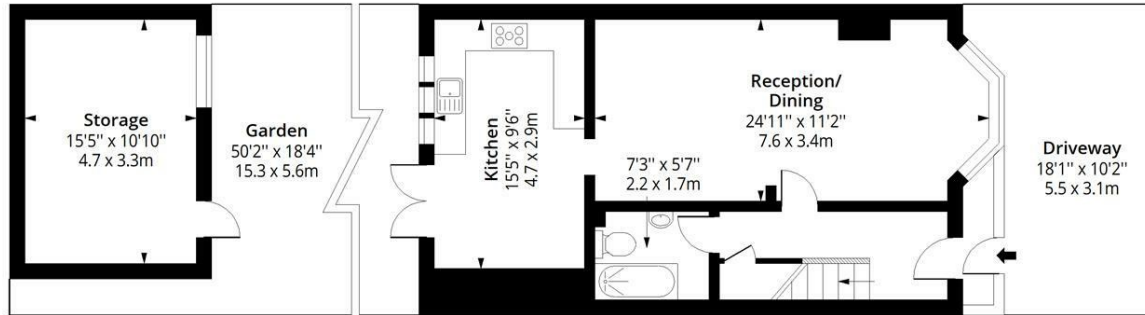
Spencer Road IG3

Approx. Gross Internal Area 990 Sq Ft - 91.97 Sq M
 Approx. Gross Storage Area 167 Sq Ft - 15.51 Sq M



First Floor

Floor Area 391 Sq Ft - 36.32 Sq M



Ground Floor

Floor Area 599 Sq Ft - 55.65 Sq M

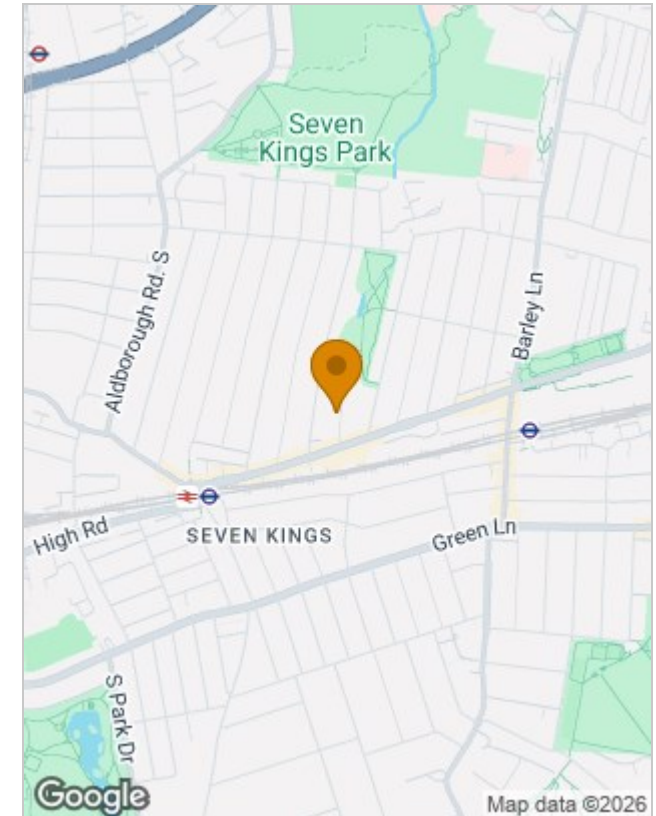


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

ipaplus.com

Date: 6/5/2026

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			
(55-68) D		57	79
(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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
 Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>