



Wingate Road, Ilford, IG1 2JB

£430,000







# Wingate Road

Ilford, IG1 2JB

- EPC - D
- LOFT ROOM
- DRIVE (OFF STEET PARKING)
- WALKING DISTANCE TO ILFORD LANE
- THREE BEDROOM HOUSE
- KITCHEN/DINER
- GOOD SIZE GARDEN
- BETWEEN ILFORD AND BARKING STATION

Nestled on the charming Wingate Road in Ilford, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. The well-designed kitchen extension enhances the living space, providing a modern area for culinary pursuits and family gatherings.

The three bedrooms are generously sized, ensuring ample room for family living or accommodating guests. Additionally, the loft room presents a versatile space that can be utilised as a study, playroom, or extra bedroom, catering to your individual needs.

The property features off-street parking for one vehicle, a valuable asset in this bustling area. Its prime location means you are just a stone's throw away from local amenities, including shops, cafes, and parks, making daily errands a breeze. Families will appreciate the proximity to reputable schools, ensuring a quality education for children.

This home is perfect for those seeking a comfortable and practical living space in a vibrant community. With its appealing features and convenient location, this property is not to be missed.



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## ENTRANCE PORCH

## RECEPTION ROOM

12'11" into bay x 11'3" (3.95m into bay x 3.43m)

## KITCHEN - DINER

17'8" x 8'11" (5.39m x 2.73m)

## GROUND FLOOR BATHROOM

7'1" x 6'0" (2.18m x 1.83m)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

10'10" x 8'0" (3.32m x 2.44m )

## BEDROOM TWO

10'9" x 8'2" max (3.30m x 2.50m max)

## BEDROOM THREE

10'3" x 9'6" max (3.14m x 2.91m max)

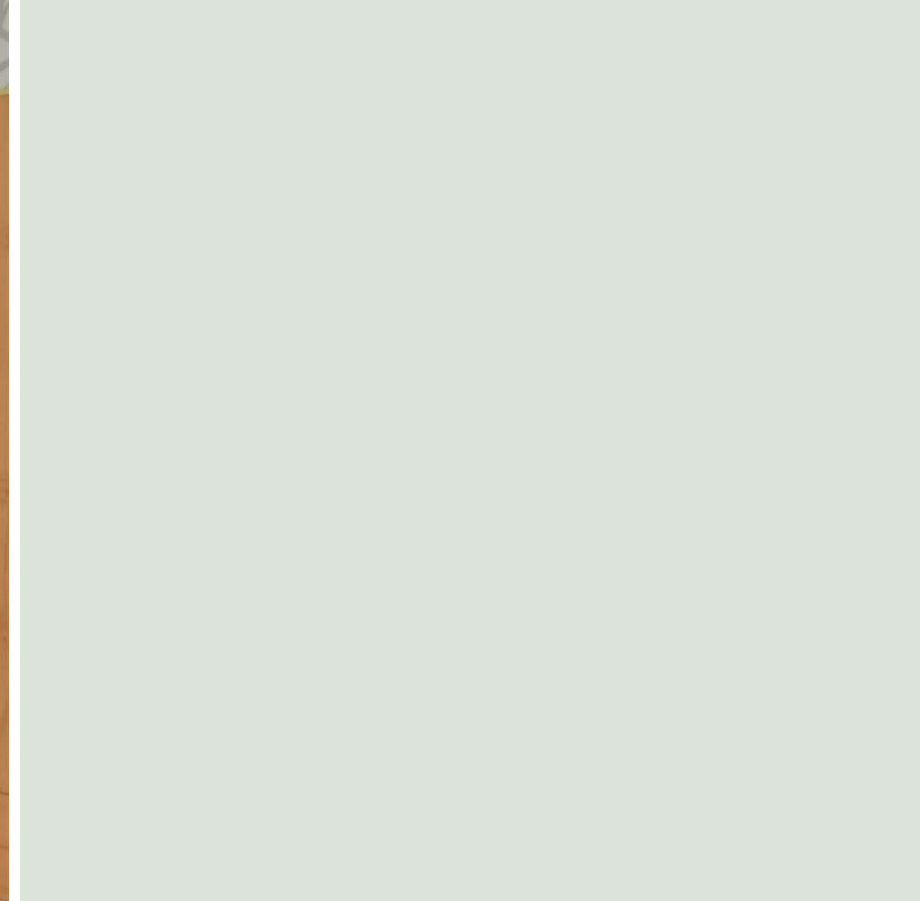
## STAIRS TO LOFT ROOM

14'8" x 11'0" (4.49m x 3.36m)

## EXTERIOR

## AGENTS NOTE





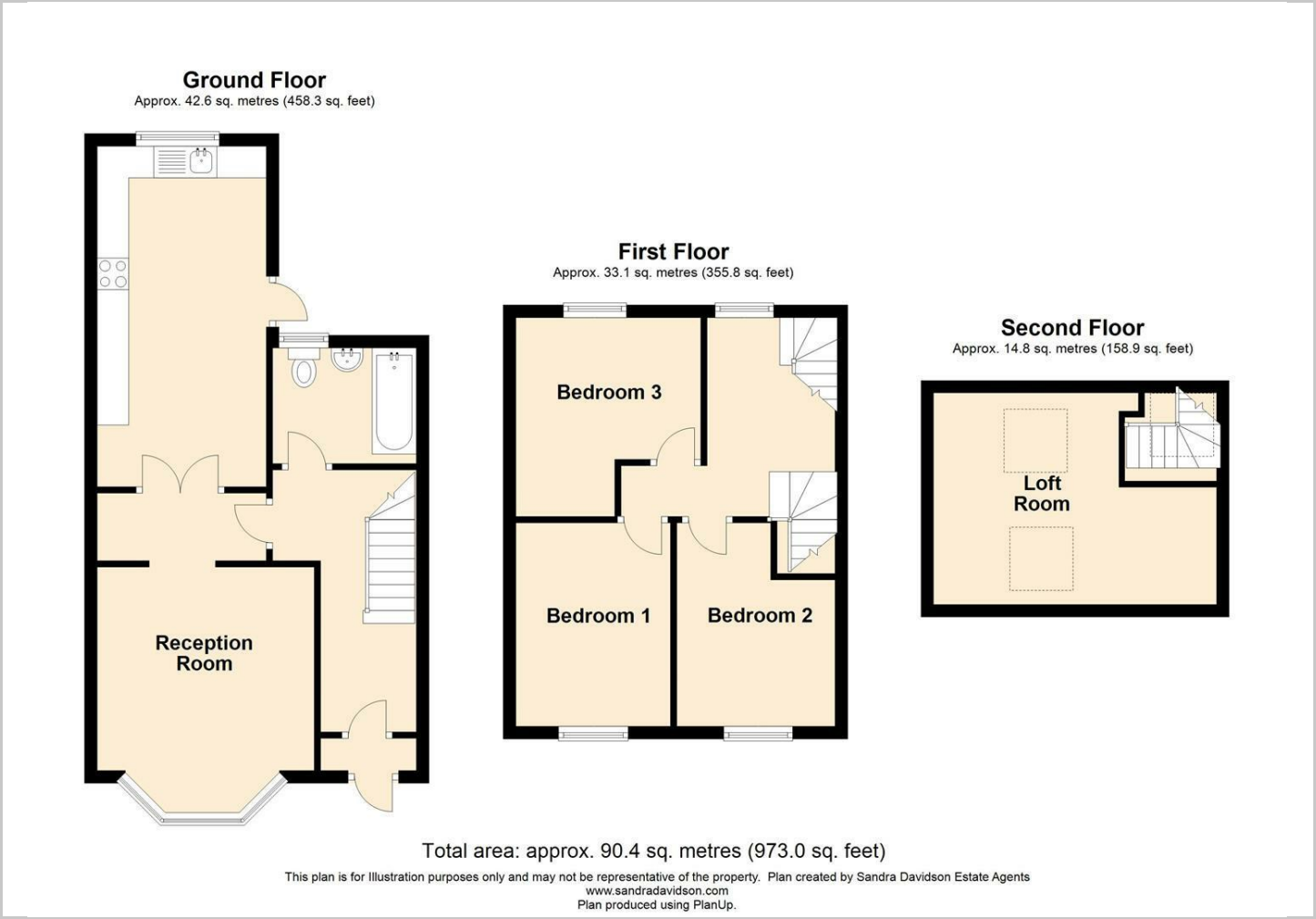
Directions







Floor Plans



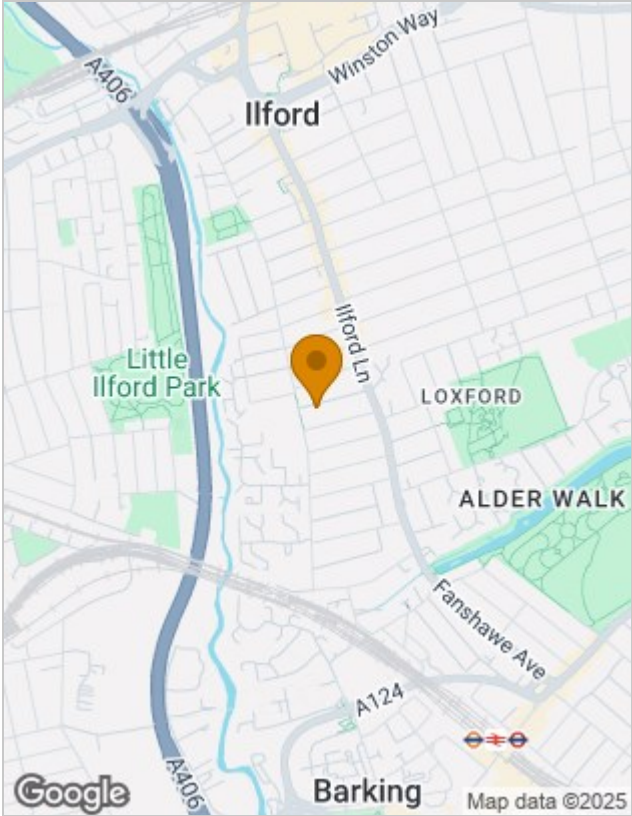
Viewing

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

