



Charlbury Gardens, Ilford, IG3 9TU

Offers In Excess Of £540,000







# Charlbury Gardens

Ilford, IG3 9TU

- EPC RATING D
- Two reception rooms
- Kitchen
- Off street parking
- Three bedrooms
- Lounge
- Bathrooms

Nestled in the charming area of Charlbury Gardens, Ilford, 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, making it easy to host gatherings or enjoy quiet evenings at home.

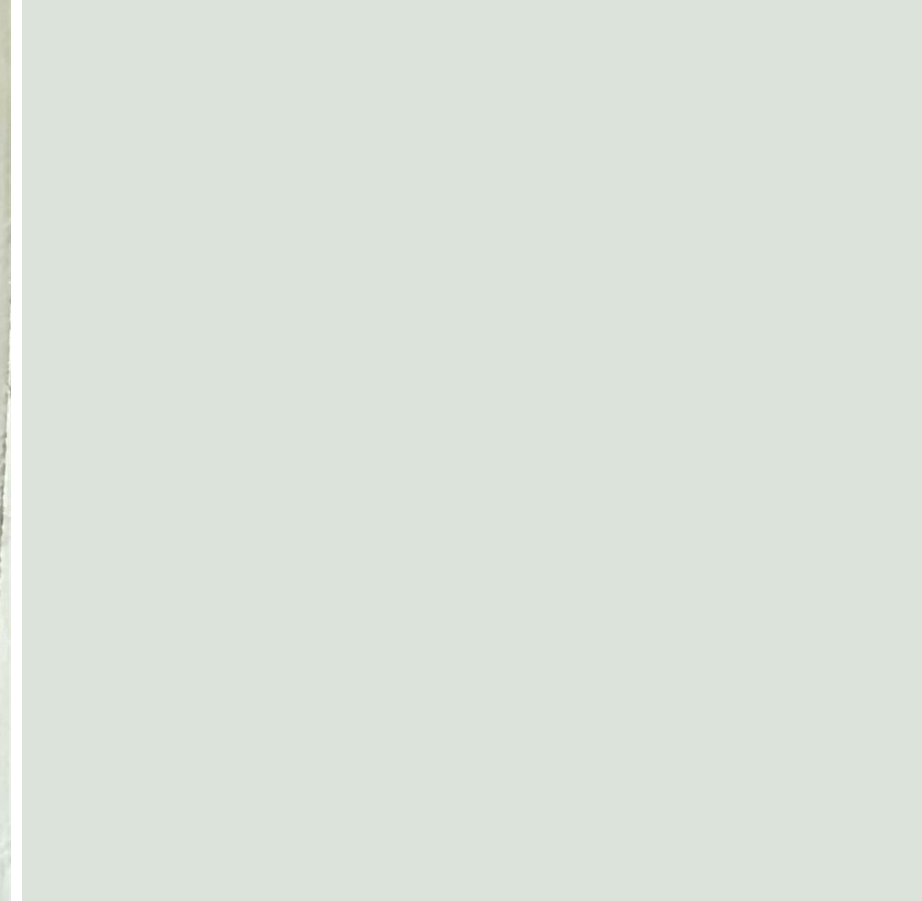
The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

For those with a vehicle, the property includes off-street parking, adding to the convenience of living in this desirable location. Charlbury Gardens is well-connected, offering easy access to local amenities, schools, and transport links, making it an excellent choice for both commuters and families alike.

This property presents a wonderful opportunity to create a home in a sought-after area. With its spacious interiors and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to view this lovely house and envision your future in this welcoming community.



ENTRANCE	
RECEPTION ONE	13'9" x 12'6" (4.21m x 3.82m)
RECEPTION TWO	12'0" x 10'2" (3.66m x 3.10m)
KITCHEN	13'9" x 9'5" (4.19m x 2.87m)
UTILITY AREA	10'7" x 6' (3.23m x 1.83m)
SHOWER ROOM	5'9" x 3'4" (1.77m x 1.04)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	12'11" x 12'5" (3.94m x 3.81m)
BEDROOM TWO	12'5" x 11'7" (3.80m x 3.54m)
BEDROOM THREE	8'11" x 6'11" (2.74m x 2.11m)
SHOWER ROOM	8'8" x 8'1" (2.65m x 2.47m)
EXTERIOR	60' (18.29m)
AGENTS NOTE	



Directions

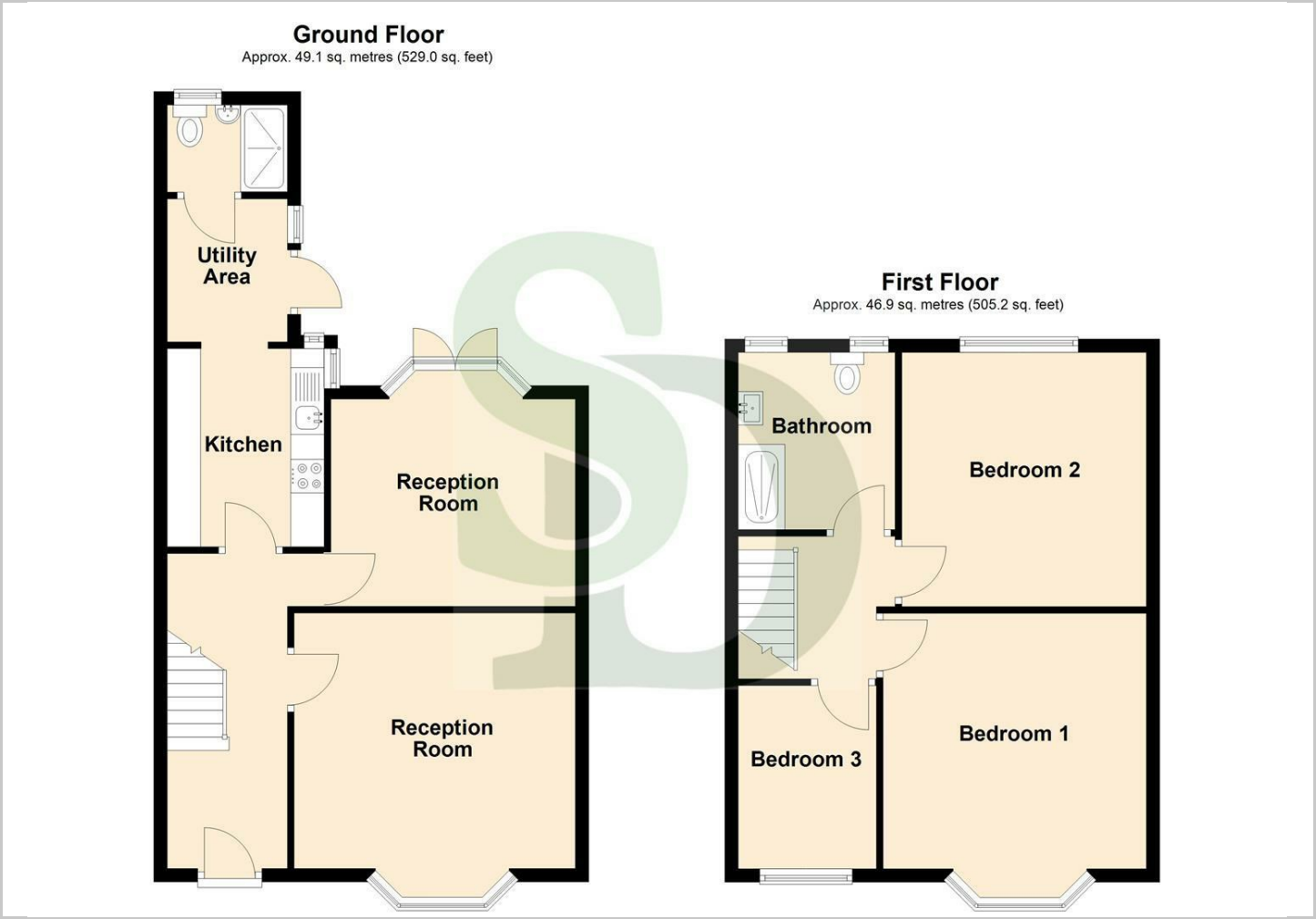








Floor Plans



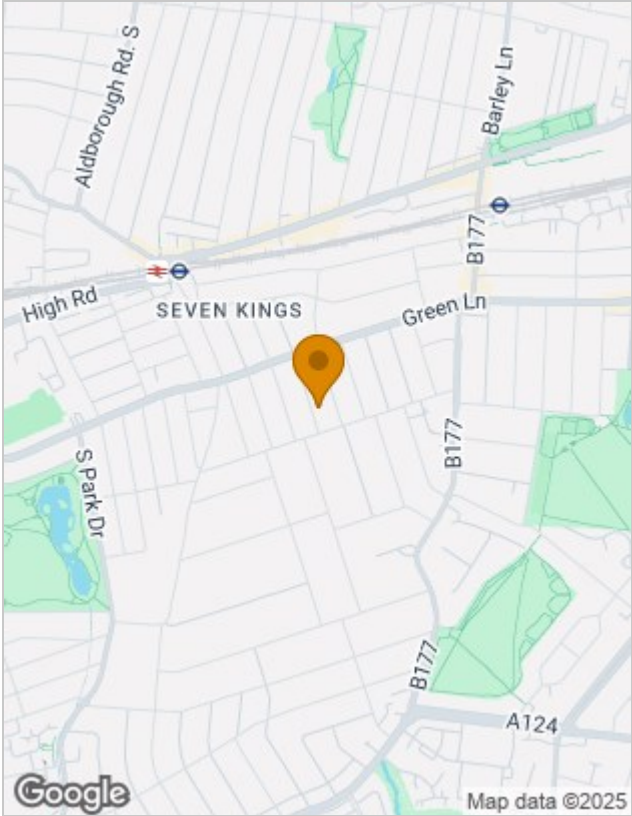
Viewing

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

