


Golfe Road, Ilford, IG1 1SU

Offers In Excess Of £435,000

3 1 2 D



# Golfe Road

Ilford, IG1 1SU

- EPC - D
- FIRST FLOOR SHOWER ROOM
- DOUBLE GLAZED WINDOWS
- SCHOOLS
- THREE BEDROOM HOUSE
- POTENTIAL TO BE EXTENDED (STPP)
- GAS CENTRAL HEATING
- LOCAL AMENITIES

Nestled on the charming Golfe Road in Ilford, this delightful terraced house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms currently as a through lounge provide a perfect setting for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings.

The first-floor shower room adds convenience to daily routines, making it an ideal feature for busy households. With gas central heating and double-glazed windows, the home promises warmth and energy efficiency throughout the year, creating a cosy atmosphere in every season.

Moreover, this property holds significant potential for further enhancement. With the possibility of a rear and loft conversion, subject to planning permission, you can easily expand your living space to suit your needs, whether that be additional bedrooms, a home office, or a playroom for the children.

Golfe Road is well-positioned, offering easy access to local amenities, schools, and transport links, making it a desirable location for those seeking a vibrant community. This charming house is not just a home; it is a canvas for your future aspirations. Don't miss the chance to make this property your own and explore the possibilities it has to offer.





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|---|---|
| ENTRANCE PORCH | |
| RECEPTION ONE | 13'5" x 11'11" (4.10m x 3.64m) |
| RECEPTION TWO | 12'7" x 10'11" (3.86m x 3.35m) |
| KITCHEN | 10'2" x 9'7" (3.10m x 2.94m) |
| UTILITY SPACE | 8'5" x 4'10" (2.57m x 1.48m) |
| STAIRS TO FIRST FLOOR | |
| BEDROOM ONE | 15'1" x 11'1" (4.62m x 3.40m) |
| BEDROOM TWO | 11'0" 9'8" (3.37m 2.97m) |
| BEDROOM THREE | 7'11" x 5'3" (2.42m x 1.61m) |
| FIRST FLOOR SHOWER ROOM | 10'4" x 4'2" (3.15m x 1.28m) |
| EXTERIOR | |
| AGENT NOTE | |

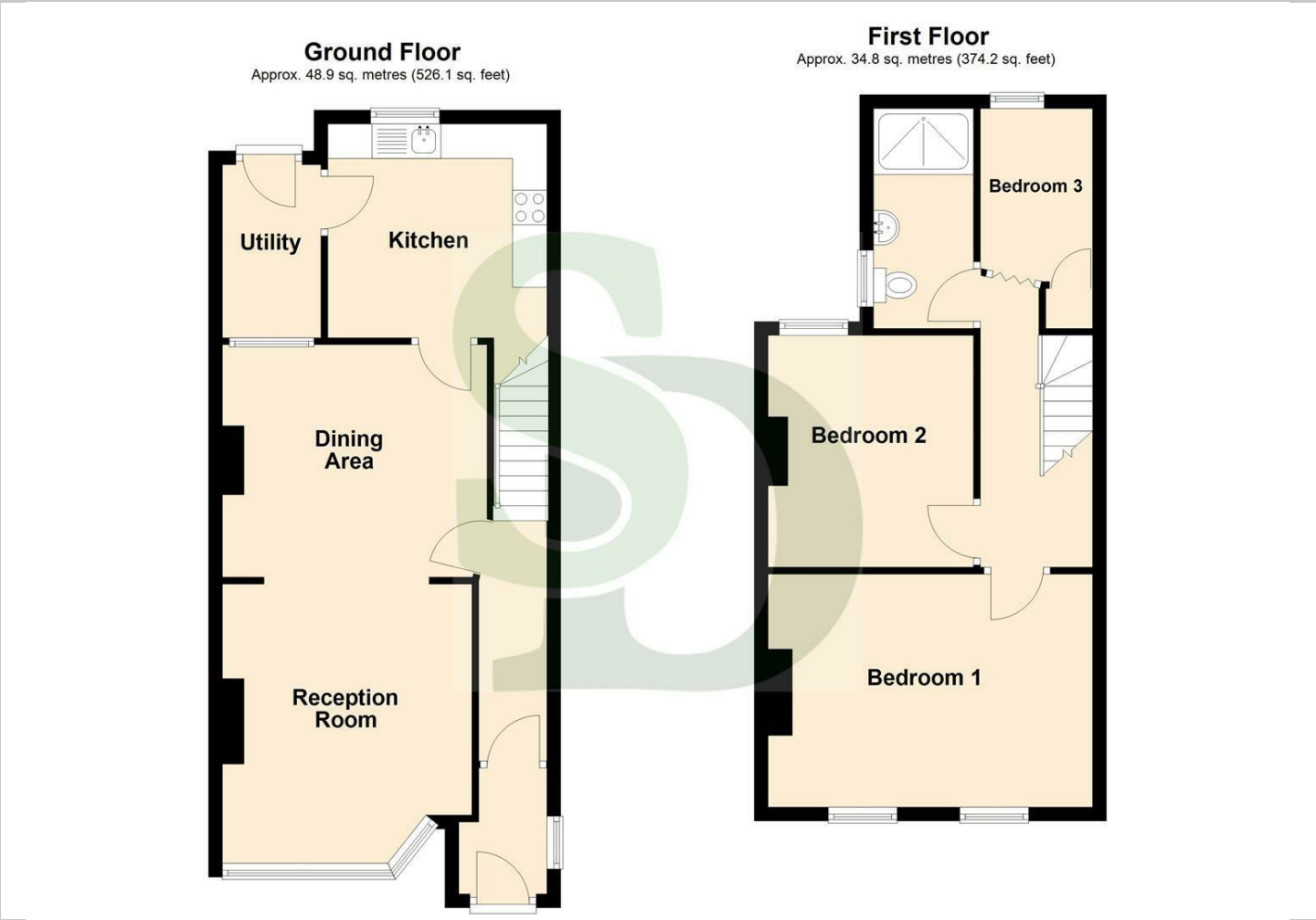


## Directions

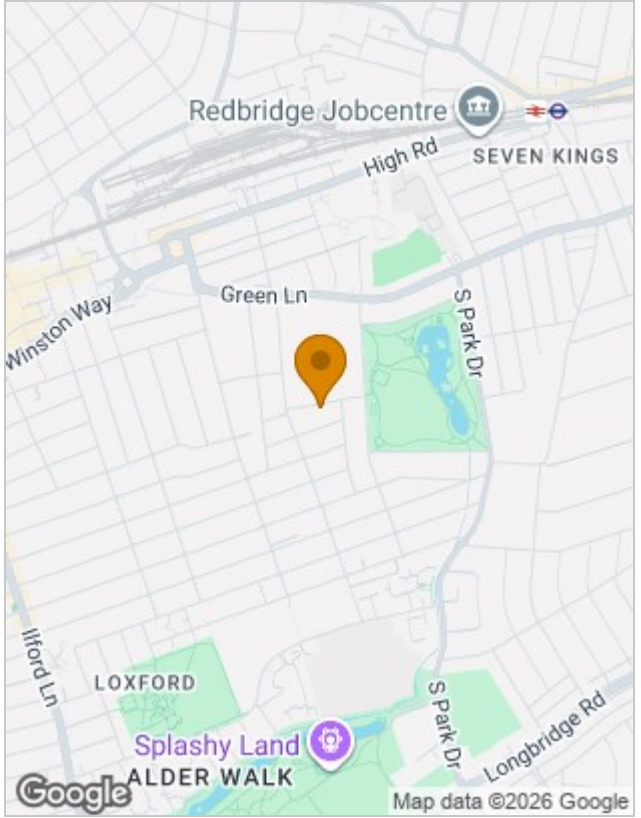




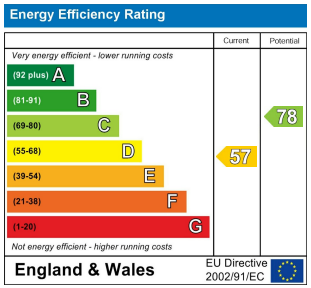
## Floor Plans




## Location Map




## Energy Performance Graph




## 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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