



Alloa Road, Ilford, IG3 9SW

Offers In Excess Of £850,000









# Alloa Road

Ilford, IG3 9SW

- EPC RATING TBC
- Through lounge
- Office
- Off street parking
- Four bedrooms
- Kitchen
- Dining area

Guide Price £850,000 to £899,995

Sandra Davidson Estate Agents are pleased to present this double fronted, well maintained middle terraced house. The property is situated within walking distance of Goodmayes Station (Crossrail - TFL Rail - Zone 4). The property benefits from being close to local amenities such as schools, shops and public transport giving further access to Ilford Town Centre. The accommodation comprises: four bedrooms (one with walk in closet), through lounge, office, dining area, spacious kitchen/diner, ground shower room and first floor family bathroom. The property also benefits from gas central heating, double glazing, off street parking and brick built outbuilding. Viewings are highly recommended.



ENTRANCE	
THROUGH LOUNGE	24'0" x 11'3" (7.32m x 3.43m)
OFFICE	15'7" x 11'3" (4.76m x 3.44m)
DINING AREA	10'10" x 8'11" (3.32m x 2.73m)
KITCHEN/DINING	11'9" x 11'2" (3.60m x 3.42m)
SHOWER ROOM	
STAIRS TO FIRST FLOOR	
BEDROOM ONE	14'11" x 11'3" (4.55m x 3.44m)
BEDROOM TWO	
WALK IN CLOSET	8'7" x 6'9" (2.64m x 2.06m)
BEDROOM THREE	11'3" x 10'0" (3.45m x 3.07m)
BEDROOM FOUR	11'3" x 6'2" (3.43m x 1.90m)
BATHROOM	





EXTERIOR  
AGENTS NOTE

46' (14.02m)

[Directions](#)







Floor Plans

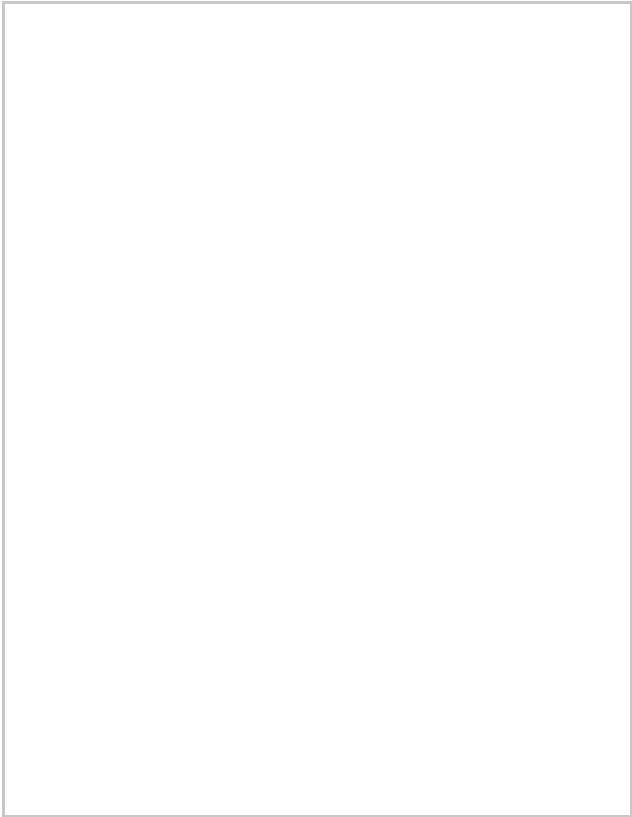


Viewing

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.

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