



Norfolk Road, Ilford, IG3 8LQ

Offers In Excess Of £850,000



Norfolk Road

Ilford, IG3 8LQ

Local Authority: Redbridge

Tax Band: F

- EPC - E
- TWO BATHROOMS AND ADDITIONAL FIRST FLOOR WC
- DOUBLE GLAZED WINDOWS
- OUTBUILDING
- FOUR BEDROOM HOUSE WITH ADDITIONAL LOFT ROOM
- GAS CENTRAL HEATING
- OFF STREET PARKING FOR UP TO THREE CARS
- WALKING DISTANCE TO SEVEN KINGS STATION, SCHOOL AND LOCAL AMENITIES

Nestled on the charming Norfolk Road in Ilford, this delightful mid-terrace house offers a perfect blend of classic elegance and modern convenience. Originally built in 1900, this spacious property has been thoughtfully extended to provide ample living space.

The home features three inviting reception rooms, ideal for both entertaining guests and enjoying quiet family time. With four well-proportioned bedrooms, there is plenty of room for a growing family or for those who simply desire extra space. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is the lovely garden, providing a serene outdoor space for relaxation and play. Additionally, the first-floor terrace offers a delightful spot to enjoy the fresh air and views of the surrounding area. The house is equipped with double-glazed windows and gas central heating, ensuring comfort throughout the seasons.

Conveniently located within walking distance to local schools, Seven Kings station, and a variety of amenities, this home is perfectly positioned for both families and commuters. With its blend of character, space, and modern features, this property is an excellent opportunity for those seeking a welcoming family home in a vibrant community.



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ENTRANCE PORCH

RECEPTION ONE

22'1" into bay x 12'3" (6.74m into bay x 3.74m)

Double glazed bay window to front. Carpeted flooring. Radiator.

RECEPTION TWO

16'9" into bay x 12'2" (5.13m into bay x 3.72m)

Double glazed bay window to front. Laminate flooring. Radiator.

RECEPTION THREE

22'4" max x 12'2" max (6.83m max x 3.72m max)

Patio door to garden. Laminate flooring. Radiator. Door to kitchen.

KITCHEN

16'11" x 9'11" (5.18m x 3.03m)

Range of wall and base units. Gas hob. Sink. Oven. Space for fridge-freezer, Washing machine. Double glazed door and window to garden.

GROUND FLOOR SHOWER ROOM/ UTILITY

11'1" x 7'7" (3.39m x 2.32m)

Wet room. Low level toilet. Wash hand basin. Part tiled walls. Double glazed window. Towel heater. Floor and wall units. Plumbing for washing machine and dryer.

STAIRS TO FIRST FLOOR



BEDROOM ONE 16'5" into bay x 12'2" (5.01m into bay x 3.71m)
Double glazed bay window to front. Laminate flooring. Radiator.

BEDROOM TWO 16'0" into bay x 9'9" (4.89m into bay x 2.98m)
Double glazed bay window to front. Laminate flooring. Radiator.

BEDROOM THREE 11'11" x 11'2" (3.64m x 3.41m)
Double glazed window to rear. Laminate flooring. Radiator.

BEDROOM FOUR 13'1" x 7'4" (3.99m x 2.26m)
Double glazed window to front. Laminate flooring. Radiator.

FIRST FLOOR BATHROOM 11'10" x 6'7" (3.62m x 2.03m)
Tiled bath. Low level toilet. Wash hand basin. Tiled floor to ceiling. Towel heater. Double glazed window to rear. Storage units.

FIRST FLOOR WC 8'6" x 4'10" (2.60m x 1.49)
Low level toilet. Wash hand basin. Double glazed window to rear.

STAIRS TO SECOND FLOOR

LOFT ROOM 15'11" x 12'4" (4.86m x 3.76m)
Velux window. Carpeted flooring. Radiator.

OUTBUILDING 24'8" x 9'9" (7.54m x 2.99m)

AGENT NOTE
No service or appliances have been tested by Sandra Davidson Estate Agents.



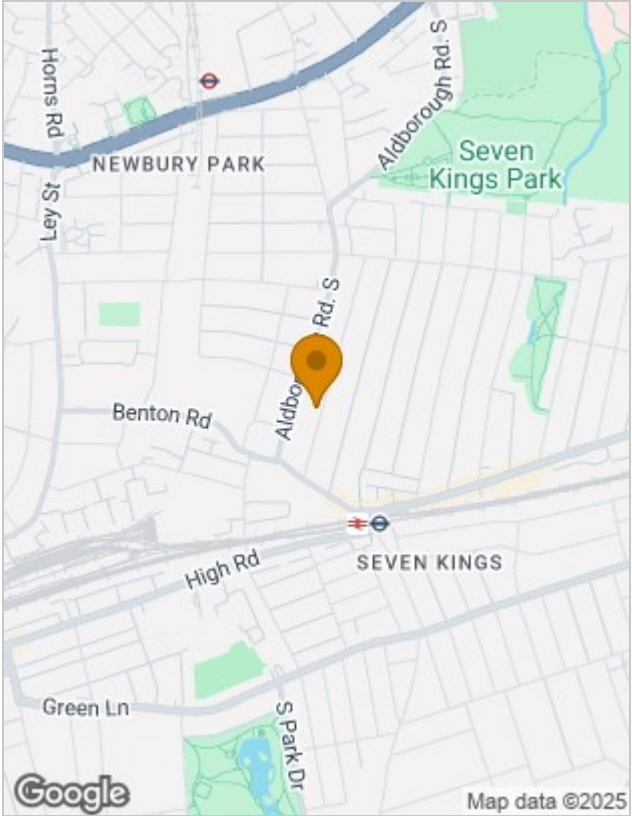




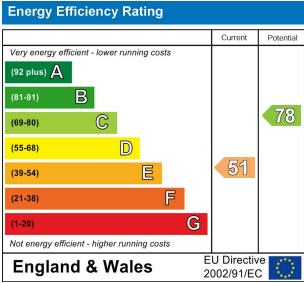
Floor Plans



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.