



Oakwood Gardens, Ilford, IG3 9TY

Offers In Excess Of £675,000





# Oakwood Gardens

Ilford, IG3 9TY

- EPC RATING TBC
- Lounge
- Two bathrooms
- Close to Seven Kings Station
- Four bedrooms
- Kitchen
- Off street parking

Nestled in the charming area of Oakwood Gardens, Seven Kings, Ilford, this delightful house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate both relaxation and practicality.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The two bathrooms provide ample facilities for busy mornings, ensuring convenience for all residents.

In addition to its generous living space, the property offers parking for two vehicles, a valuable feature in this sought-after location. The surrounding area is known for its community spirit and accessibility, making it an ideal choice for those looking to settle in a vibrant neighbourhood.

This house at Oakwood Gardens is not just a place to live; it is a place to create lasting memories. With its blend of comfort and functionality, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.



## ENTRANCE

## LOUNGE

25'4" max x 16'9" max (7.74m max x 5.11m max)

## KITCHEN/DINER

20'11" x 11'11" (6.39m x 3.64m)

## SHOWER ROOM

6'10" x 5'2" (2.09m x 1.59m)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

13'3" x 11'3" (4.04m x 3.44m)

## BEDROOM TWO

13'9" x 9'10" (4.20m x 3.01m)

## BEDROOM THREE

11'3" x 9'5" (3.45m x 2.88m)

## BEDROOM FOUR

10'5" x 7'11" (3.18m x 2.42m)

## BATHROOM

8'2" x 4'5" (2.50m x 1.36m)

## EXTERIOR

51' (15.54m)

## AGENTS NOTE



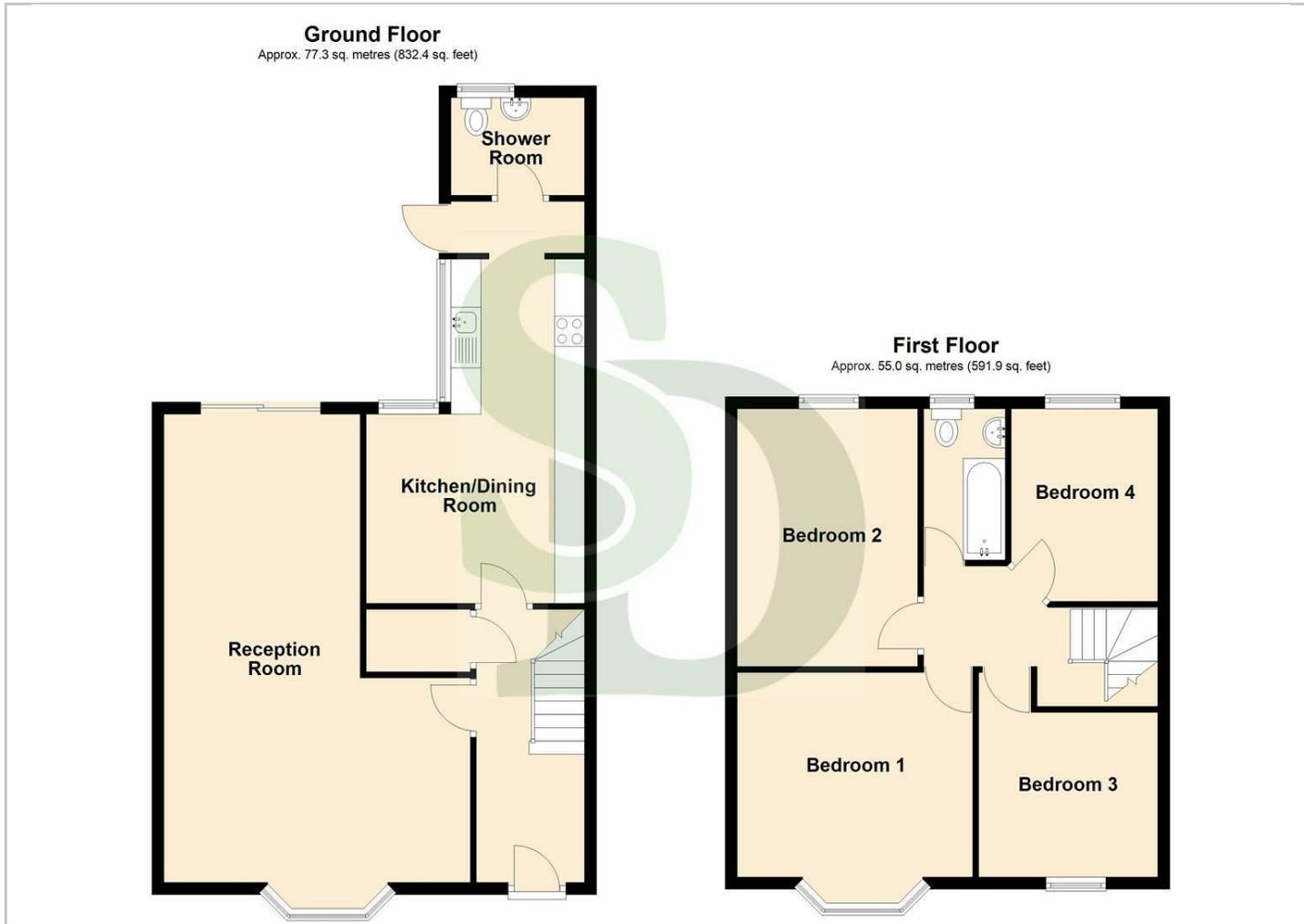


Directions





## Floor Plans



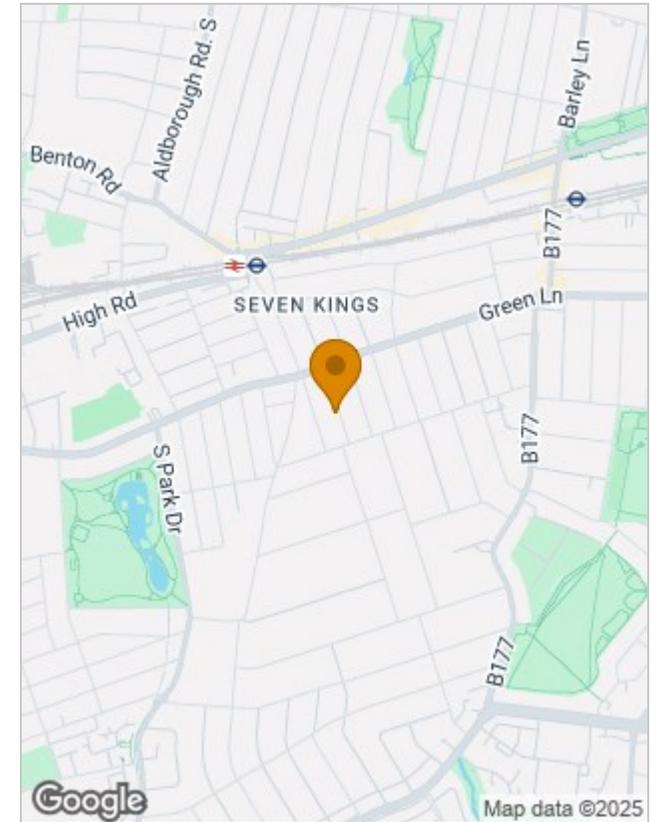
## Viewing

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

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	