



Pembroke Road, Ilford, IG3 8PH

Offers In Excess Of £525,000







# Pembroke Road

Ilford, IG3 8PH

- EPC - D
- FIRST FLOOR BATHROOM
- POTENTIAL FOR ADDITIONAL REAR AND LOFT EXTENSIONS (STPP)
- GREAT TRANSPORT LINKS
- POTENTIAL FOR OFF STREET PARKING
- THREE DOUBLE BEDROOMS
- GROUND FLOOR WC
- GAS CENTRAL HEATING
- FANTASTIC LOCATION FOR FAMILIES

GUIDE PRICE - £525,000 - £535,000

Nestled on Pembroke Road in the vibrant area of Ilford, this impressive three-bedroom house offers a perfect blend of comfort and convenience, making it an ideal choice for families. The property is strategically located near Seven Kings and Goodmayes stations, providing excellent transport links for commuters and easy access to the wider London area.

As you step inside, you will appreciate the spacious layout that this home has to offer. The generous living areas are complemented by gas central heating, ensuring warmth and comfort throughout the colder months. The double-glazed windows not only enhance energy efficiency but also contribute to a peaceful living environment by reducing outside noise.

One of the standout features of this property is its potential for further development. With the possibility of an additional rear extension and loft conversion, subject to planning permission, you have the opportunity to tailor the space to your family's needs and preferences.

The location is particularly appealing for families, with local amenities, parks, and schools within easy reach. Furthermore, the potential for off-street parking adds to the convenience of this home, making it a practical choice for those with vehicles.

In summary, this large three-bedroom house on Pembroke Road presents a fantastic opportunity for those seeking a family-friendly home in a well-connected area. With its spacious interiors, development potential, and prime location, it is a property not to be missed.



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ENTRANCE	
RECEPTION ONE	
	15'10" into bay x 14'0" (4.85m into bay x 4.29m)
RECEPTION TWO	12'4" x 11'3" (3.78m x 3.44m)
KITCHEN	9'2" x 8'4" (2.80m x 2.55)
LEAN - TO	8'4" x 6'1" (2.55m x 1.87m)
GROUND FLOOR WC	5'1" x 2'7" (1.55m x 0.81m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	16'1" into x 10'11" (4.92m into x 3.34m)
BEDROOM TWO	12'3" x 10'11" (3.74m x 3.35m)
BEDROOM THREE	9'9" x 8'9" (2.99m x 2.68m)
FIRST FLOOR BATHROOM	9'1" x 8'8" (2.78m x 2.66m)
EXTERIOR	
AGENT NOTE	



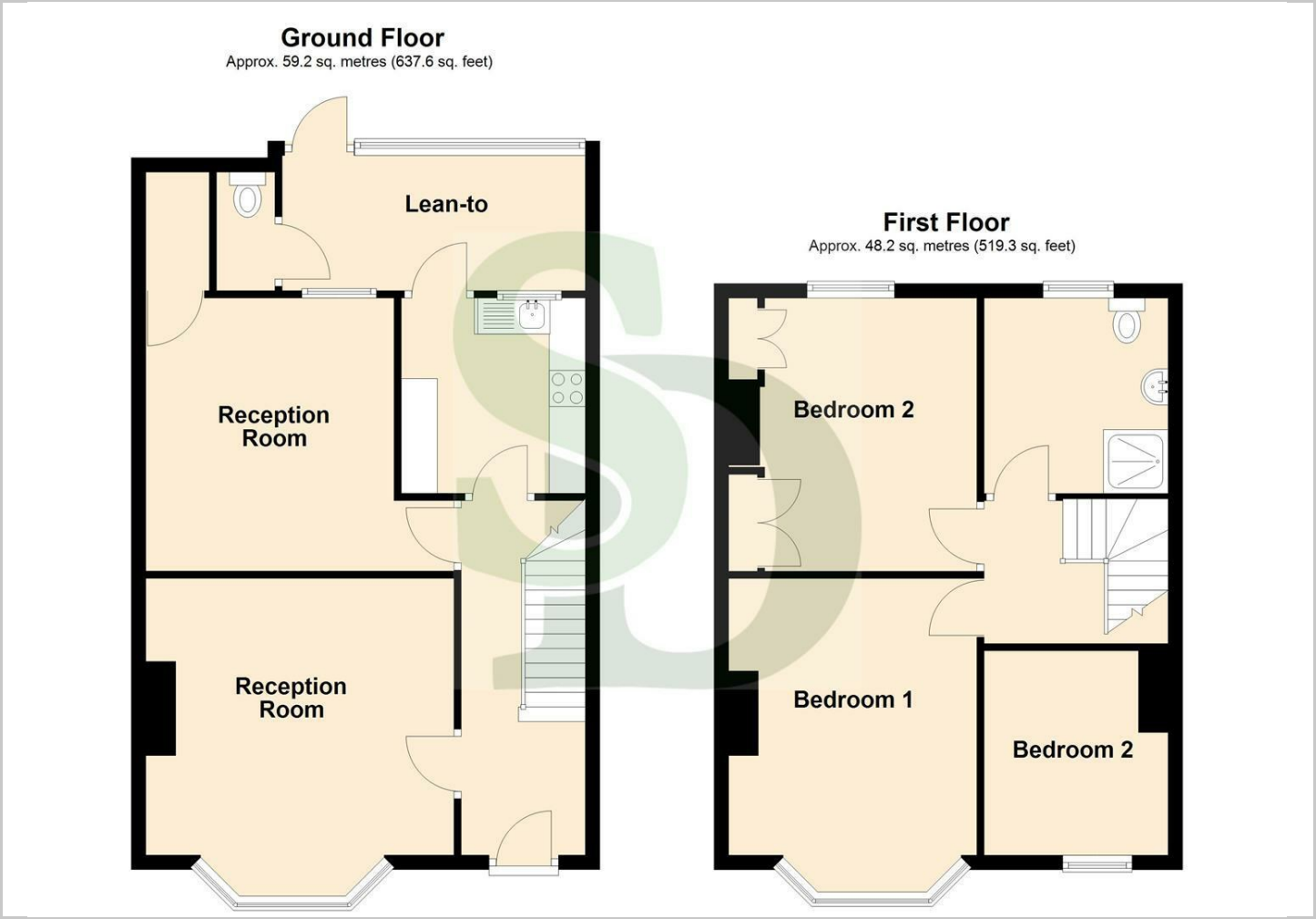
Directions







Floor Plans



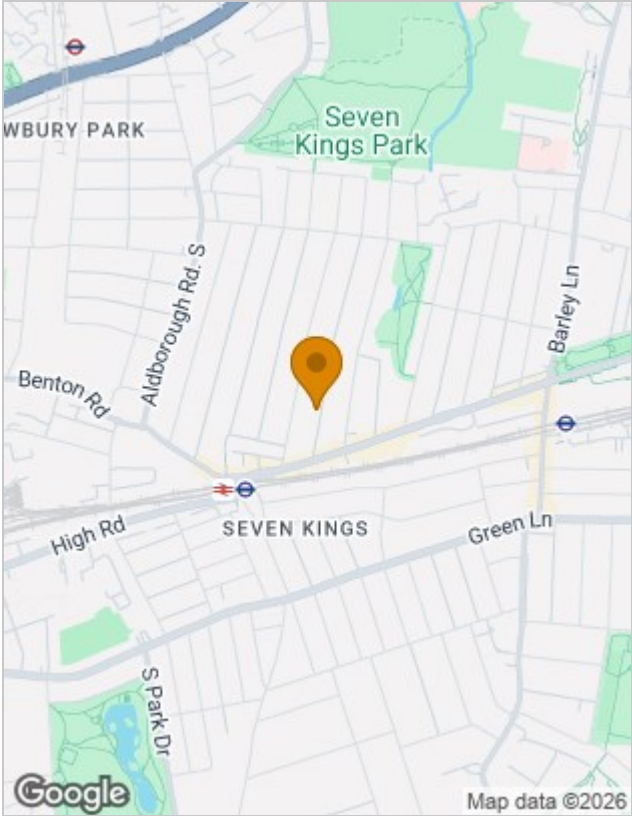
Viewing

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

