





£675,000

# Staines Road

Ilford, IG1 2UP

- EPC - D
- ENSUITE TO MASTER BEDROOM
- DRIVE FOR UP TO THREE CARS
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- FIVE BEDROOM HOUSE
- THREE RECEPTION ROOMS
- GREAT FAMILY HOME

Nestled on Staines Road in the vibrant area of Ilford, this impressive end-terrace house offers a perfect blend of space and comfort, making it an ideal family home. With five generously sized bedrooms, including a master suite complete with an ensuite bathroom, this property caters to the needs of a growing family.

The house boasts three well-appointed reception rooms, providing ample space for relaxation, entertainment, or even a home office. The layout is designed to maximise both functionality and comfort, ensuring that every family member has their own space to enjoy.

The property features two bathrooms and a ground floor WC, which is a significant advantage for busy households, and is equipped with gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year.

Parking is a breeze with space for up to three vehicles, a rare find in this area, making it convenient for families with multiple cars or guests.

Situated in a great location, this home is within easy reach of Loxford School, making the morning school run a simple task. Additionally, local amenities on Ilford Lane are just a stone's throw away, providing a variety of shops, restaurants, and services to meet your everyday needs.

This spacious family home is not just a property; it is a place where memories can be made. With its excellent location and ample living space, it is a must-see for anyone looking to settle in Ilford.



## ENTRANCE PORCH

## RECEPTION ONE

15'0" into bay x 12'9" (4.59m into bay x 3.89m)

## KITCHEN - DINER

24'4" x 8'5" (7.44m x 2.57m)

## LEAN TO - TERRACE

27'6" x 8'9" (8.40m x 2.68m)

## RECEPTION TWO

12'10" x 11'4" (3.92m x 3.47m)

## GROUND FLOOR WC

3'8" x 2'9" (1.14m x 0.84m)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

14'9" into bay x 11'5" (4.52m into bay x 3.49m)

## BEDROOM TWO

12'6" x 11'5" (3.82m x 3.49m)

## BEDROOM THREE

8'6" x 7'3" (2.60m x 2.21m)

## FIRST FLOOR BATHROOM

7'6" x 5'8" (2.31m x 1.74m)

## MASTER BEDROOM

16'11" x 8'4" (5.18m x 2.56m)



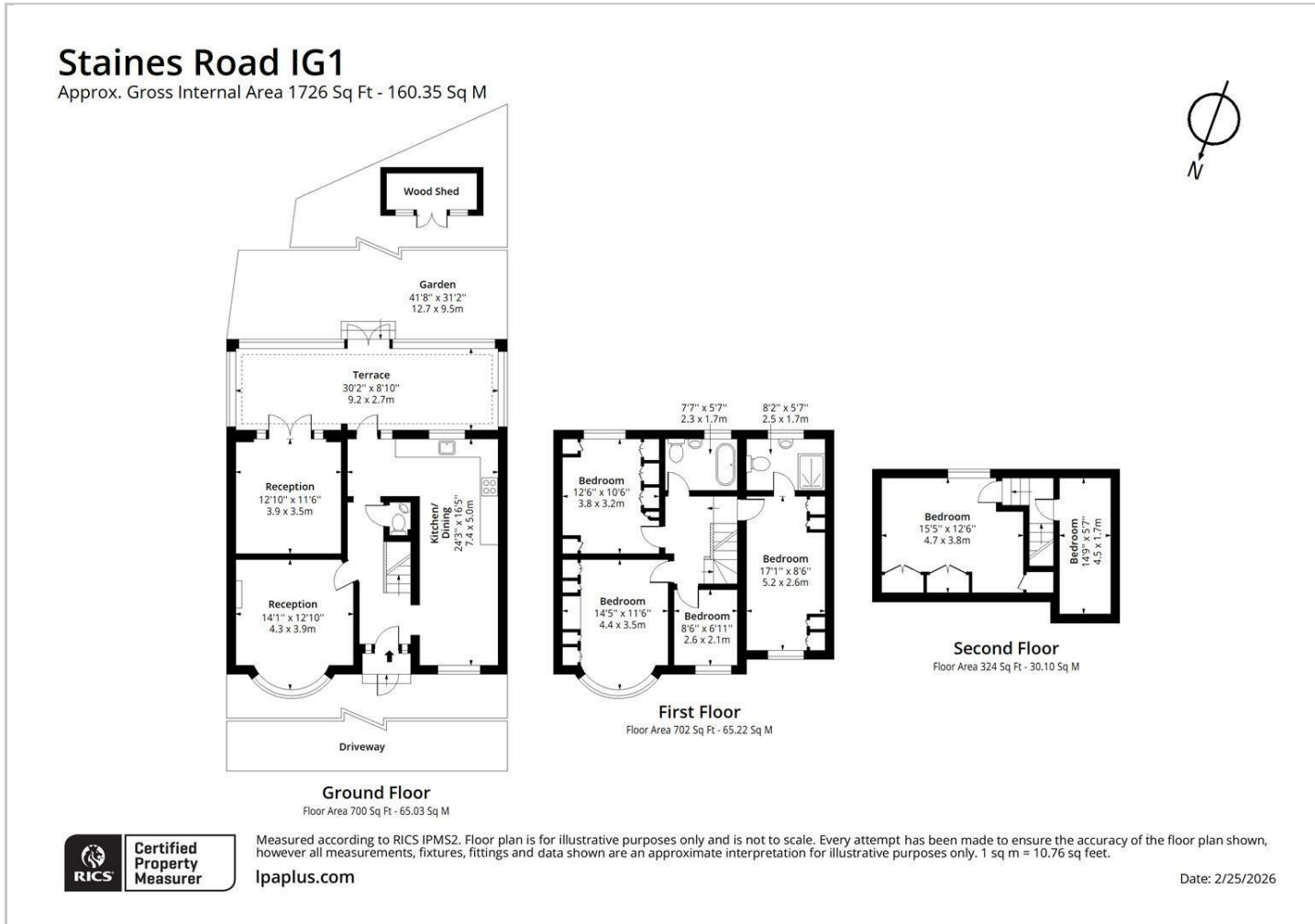
EN-SUITE 8'3" x 5'6" (2.53m x 1.70m)  
STAIRS TO SECOND FLOOR  
BEDROOM FIVE 15'6" x 12'6" (4.74m x 3.82m)  
EXTERIOR 41'7" x 31'2" (12.7m x 9.5m)  
LOFT STORAGE 15'6" x 12'6" (4.74m x 3.82m)  
AGENTS NOTE

Directions





## Floor Plans



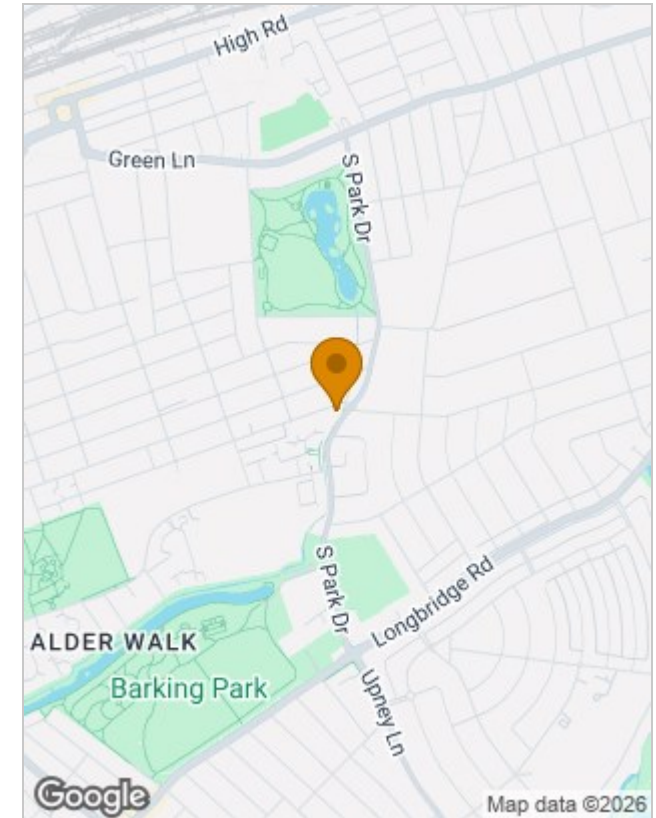
## Viewing

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

