



P Resident permit holders only Mon - Sat 8.30 am - 6.30 pm EKB

Highbury Gardens, Ilford, IG3 8AE

Guide Price £450,000



Highbury Gardens

Iford, IG3 8AE

- EPC RATING D
- Two reception rooms
- Utility room
- CHAIN FREE
- Two bedrooms
- Kitchen
- Close to Elizabeth Line

Guide Price £450,000 to £500,000

Nestled in the charming area of Highbury Gardens, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. Boasting two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for extra room to breathe.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you envision cosy evenings in front of the television or lively gatherings with friends, these versatile areas can easily adapt to your lifestyle needs.

One of the standout features of this property is its proximity to the Elizabeth Line, ensuring that commuting and exploring the wider area is both quick and convenient. This excellent transport link makes it an ideal choice for professionals or anyone who enjoys the ease of access to London and beyond.

Additionally, the property is offered chain free, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for buyers looking to move in without delay.

In summary, this house in Highbury Gardens combines comfort, space, and convenience, making it a wonderful place to call home. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision your future in this delightful setting.



ENTRANCE

RECEPTION ONE 11'9" x 10'11" (3.59m x 3.33m)

RECEPTION TWO 11'0" x 9'8" (3.36m x 2.95m)

KITCHEN 9'1" x 9'0" (2.77m x 2.75m)

UTILITY ROOM 8'11" x 7'3" (2.74m x 2.22m)

STAIRS TO FIRST FLOOR

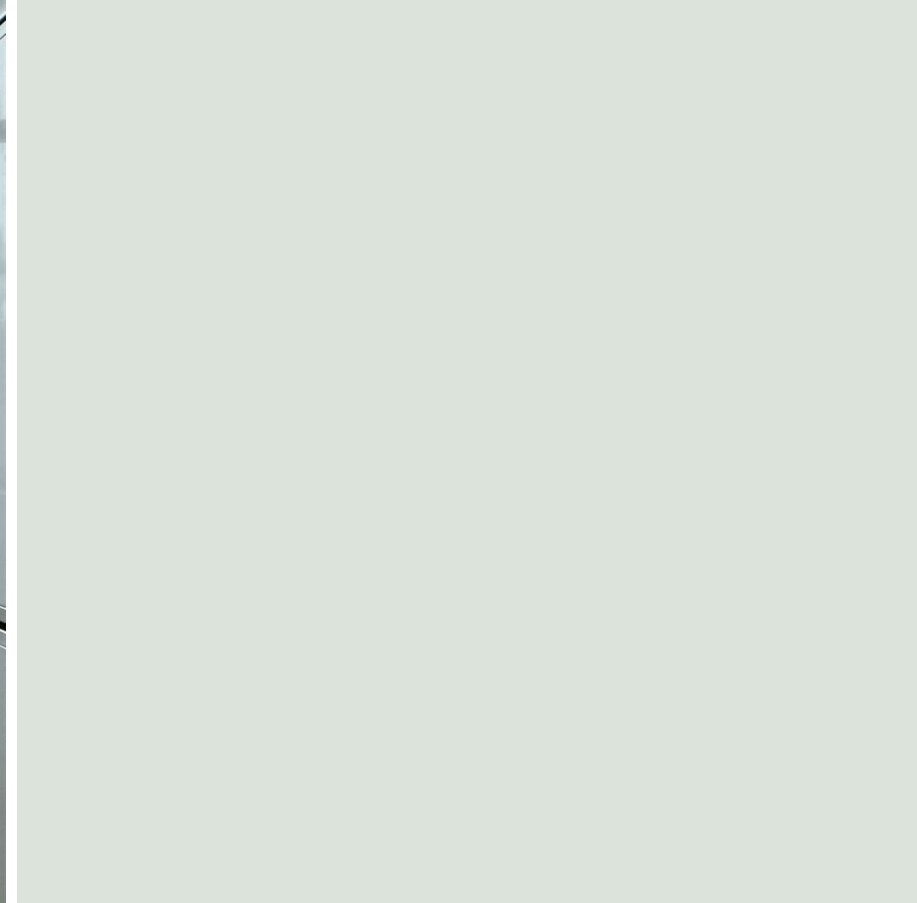
BEDROOM ONE 15'1" x 10'11" (4.62m x 3.34m)

BEDROOM TWO 11'0" x 9'9" (3.36m x 2.98m)

BATHROOM 9'1" x 9'1" (2.77m x 2.77m)

EXTERIOR 39' (11.89m)

AGENTS NOTE

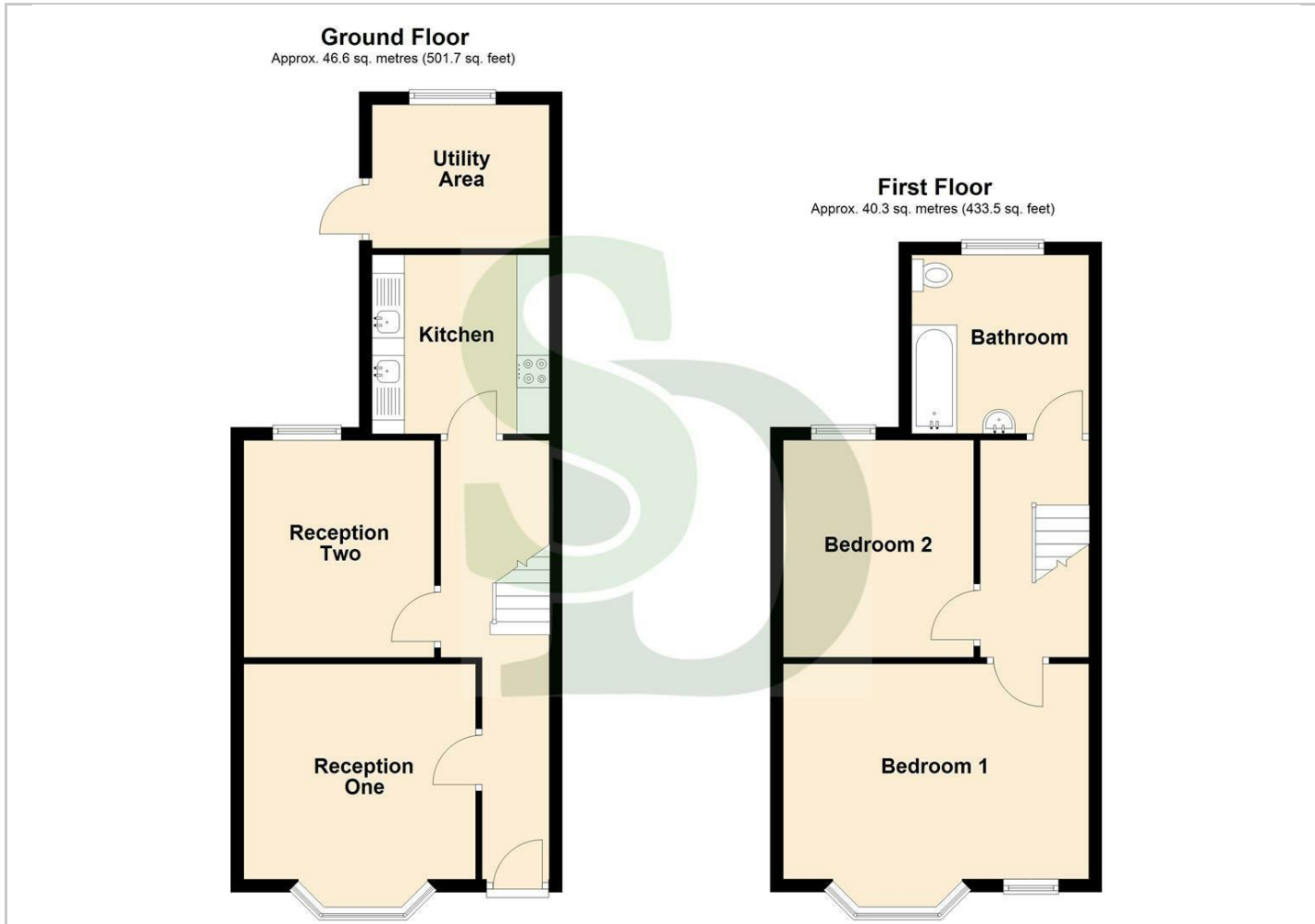


Directions

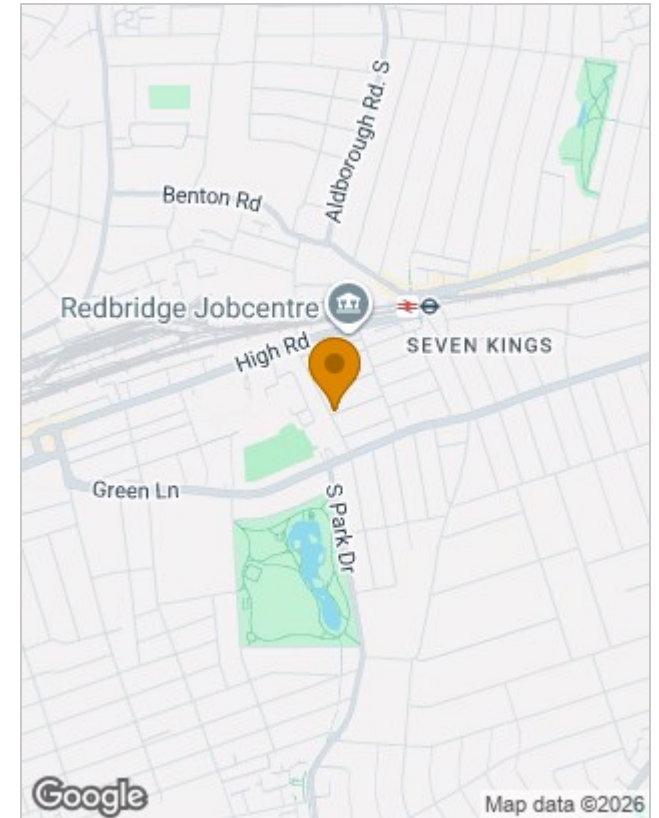




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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.