



Airthrie Road, Ilford, IG3 9QU

Offers In Excess Of £775,000





S.N



Airthrie Road

Ilford, IG3 9QU

- EPC - D
- GROUND FLOOR SHOWER ROOM AND ADDITIONAL WC
- REFURBISHED HOUSE
- SIDE ACCESS TO GARDEN
- FOUR BEDROOM HOUSE
- FIRST FLOOR BATHROOM
- POTENTIAL FOR DRIVE FOR TWO LARGE CARS
- FANTASTIC LOCATION FOR SCHOOL, TRANSPORT AND LOCAL AMENITIES

Nestled on the charming Airthrie Road in Ilford, this exquisite end-terrace house presents a wonderful opportunity for families seeking a spacious and modern home. Having undergone a full refurbishment, this original four-bedroom property boasts a contemporary design while retaining its classic charm.

Upon entering, you will find two generous reception rooms, perfect for entertaining guests or enjoying family time. The ground floor features a convenient shower room and an additional WC, ensuring ample facilities for busy households. The first floor is home to a well-appointed bathroom, catering to the needs of the family.

One of the standout features of this property is the second bedroom, which is enhanced by a unique spiral staircase leading to a walk-in wardrobe and additional storage space. This thoughtful design adds a touch of luxury and practicality to the home.

The potential for off-street parking is an attractive aspect, providing ease and convenience for residents. Furthermore, there is scope for additional extensions to both the ground, as well as the loft, allowing you to tailor the property to your specific needs.

Situated in a fantastic location, this home is ideally placed for access to local schools, transport links, and a variety of amenities. Whether you are looking for a family home or an investment opportunity, this property on Airthrie Road is sure to impress with its blend of modern living and potential for future development. Don't miss the chance to make this delightful house your new home.



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ENTRANCE

RECEPTION ROOM

14'4" into bay x 16'9" (4.38m into bay x 5.13m)

RECEPTION/ USED AS UTILITY

13'10" max x 11'0" max (4.23m max x 3.36m max)

GROUND FLOOR SHOWER ROOM

7'1" x 3'6" (2.18m x 1.07m)

KITCHEN/DINER

20'11" x 13'5" (6.40m x 4.10m)

GROUND FLOOR WC

3'2" x 2'10" (0.97m x 0.87m)

STAIRES TO FIRST FLOOR

BEDROOM ONE

14'11" into bay x 13'3" (4.57m into bay x 4.04m)

BEDROOM TWO

13'8" x 9'11" (4.19m x 3.04m)



WARDROBE/STORAGE/USED AS RECEPTION ROOM

16'7" x 12'2" (5.07m x 3.71m)

BEDROOM THREE

9'6" x 8'11" (2.92m x 2.72m)

BEDROOM FOUR

10'7" x 7'10" (3.23m x 2.40m)

FIRST FLOOR BATHROOM

10'7" x 7'10" (3.23m x 2.40m)

EXTERIOR

AGENTS NOTE

Directions

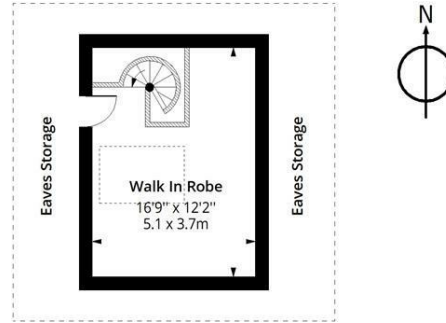




Floor Plans

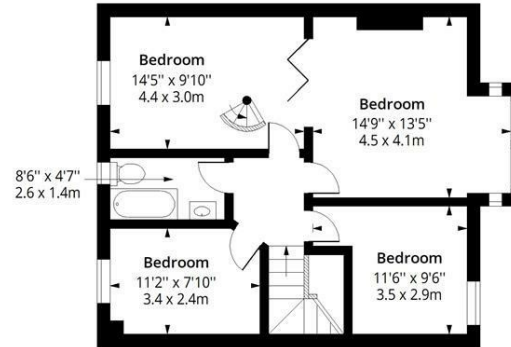
Airthrie Road IG3

Approx. Gross Internal Area 1613 Sq Ft - 149.85 Sq M
 Approx. Gross Eaves Storage Area 301 Sq Ft - 27.96 Sq M



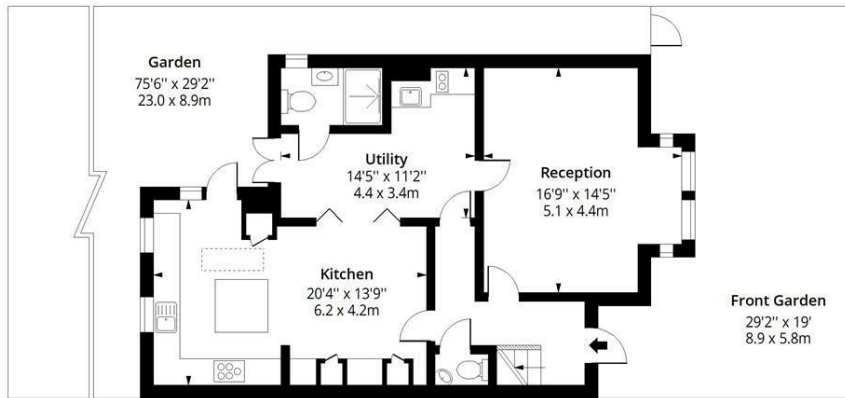
Second Floor

Floor Area 207 Sq Ft - 19.23 Sq M



First Floor

Floor Area 651 Sq Ft - 60.48 Sq M



Ground Floor

Floor Area 755 Sq Ft - 70.14 Sq M

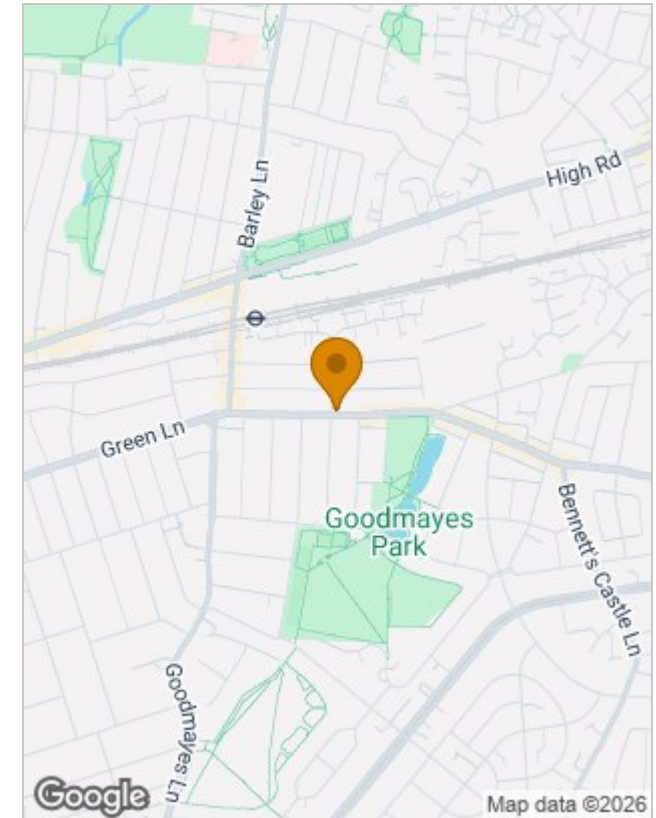


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 19/5/2026

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.