



Guildford Road, Ilford, IG3 9YB

Offers In Excess Of £450,000





Offers In Excess Of £450,000

# Guildford Road

Ilford, IG3 9YB

- EPC RATING D
- Lounge
- Bathroom
- Close to Elizabeth Line
- Three bedrooms
- Kitchen
- Off street parking

Nestled on the charming Guildford Road in Seven Kings, this delightful house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area.

Seven Kings is known for its vibrant community and excellent transport links, making it an ideal location for those commuting to London or seeking local amenities. With parks, schools, and shops nearby, this property is perfectly situated to enjoy the best of suburban living while remaining close to the city.

This house on Guildford Road is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in this desirable area. Don't miss the chance to make this charming property your new home.



## ENTRANCE

LOUNGE 22'3" x 11'8" (6.79m x 3.58m)

KITCHEN 11'1" x 6'7" (3.38m x 2.03m)

LEAN TO 13'3" x 5'2" (4.05m x 1.58m)

CLOAK ROOM 3'9" x 2'3" (1.15m x 0.70m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 11'9" x 9'11" (3.60m x 3.04m)

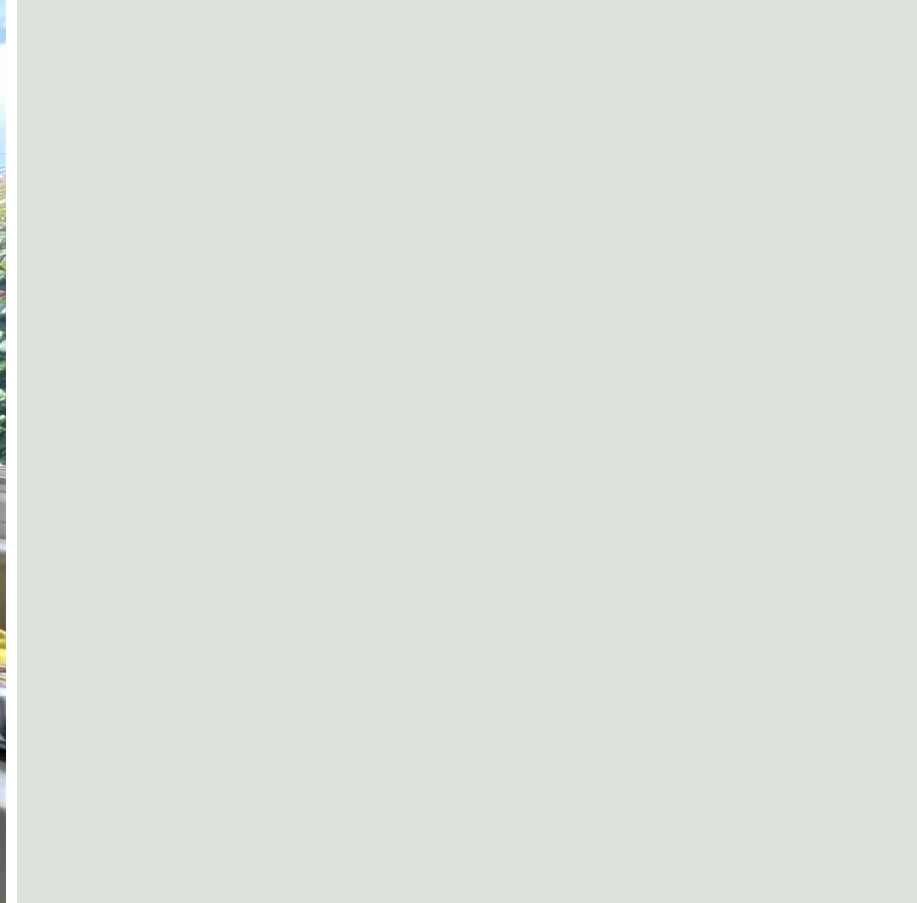
BEDROOM TWO 11'1" x 8'6" (3.39m x 2.60m)

BEDROOM THREE 11'9" max x 6'9" (3.60m max x 2.06m)

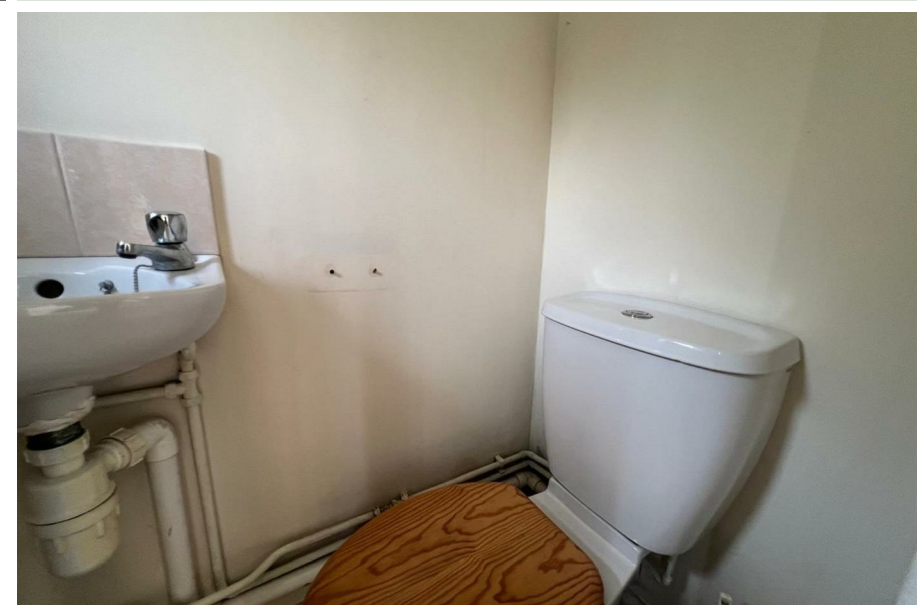
BATHROOM 8'2" x 7'10" (2.49m x 2.41m)

EXTERIOR 40' (12.19m)

AGENTS NOTE

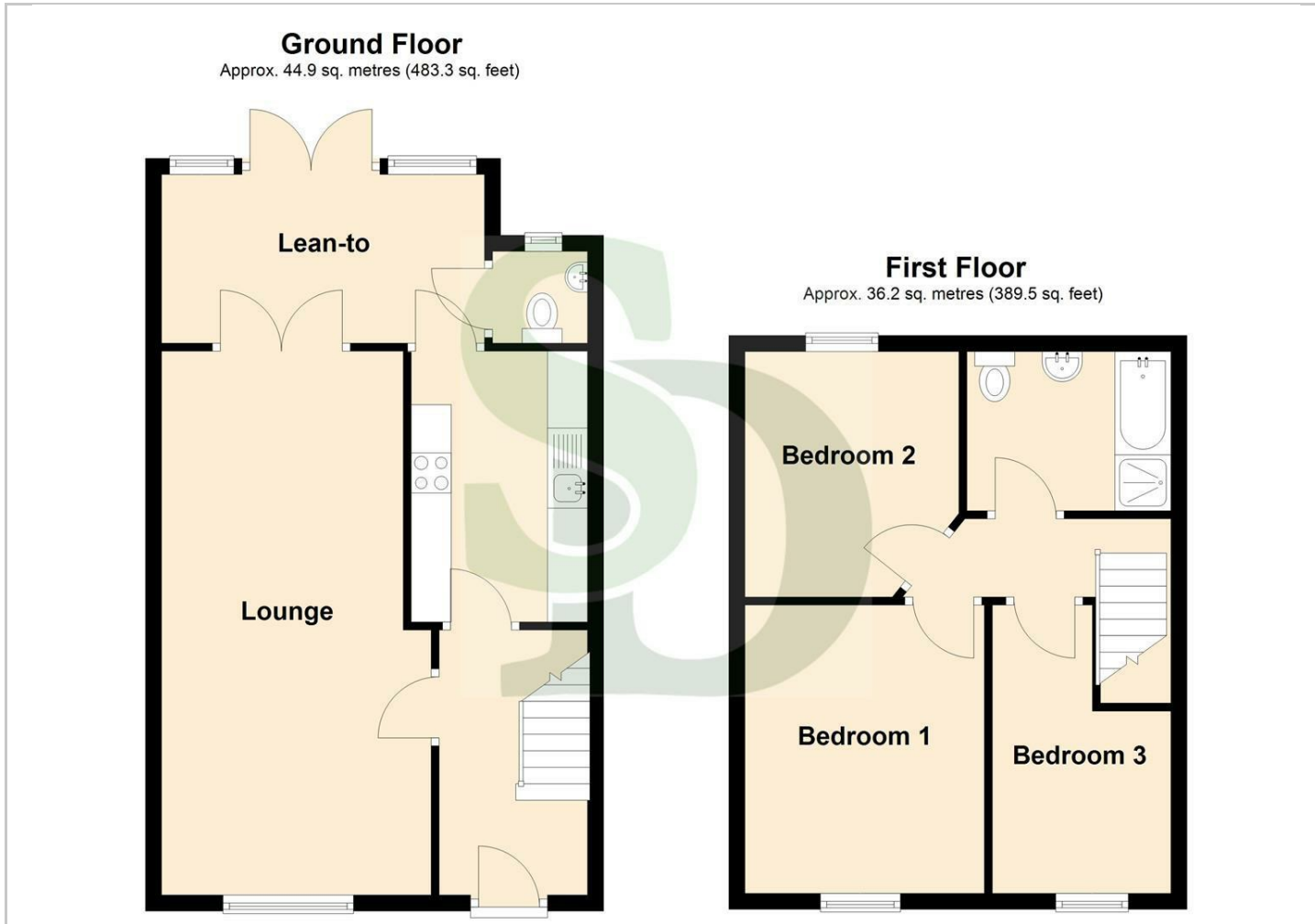


Directions





## Floor Plans



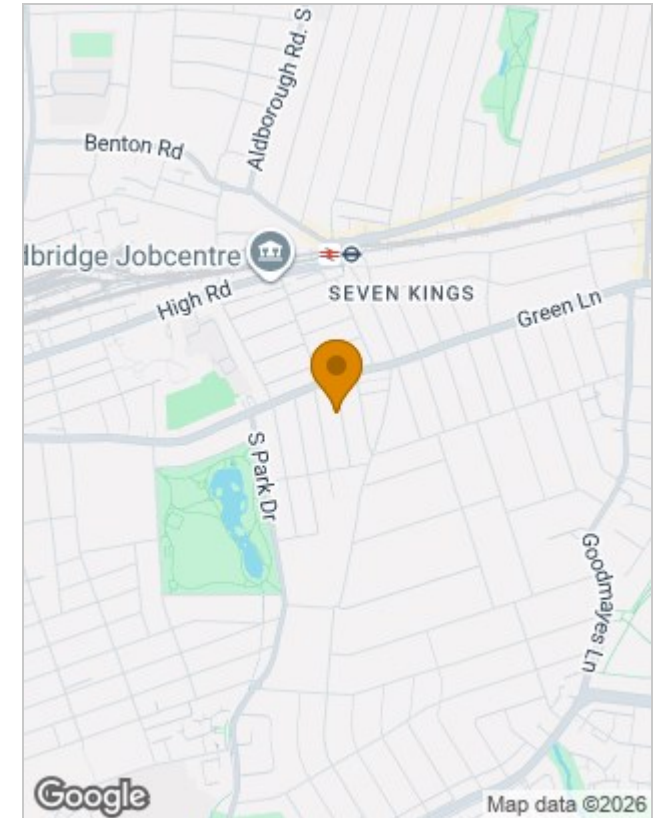
## Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
Tel: 020 8597 7372 Email: [sevenkings@sandradavidson.com](mailto:sevenkings@sandradavidson.com) <https://www.sandradavidson.com>

## Location Map



## Energy Performance Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 84        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |