



Seven Kings Road, Ilford, IG3 8DF

Guide Price £645,000





# Seven Kings Road

Ilford, IG3 8DF

- EPC D
- Open plan lounge
- Off street parking
- Spacious garden
- Four bedrooms
- Two bathrooms
- Close to Elizabeth Line

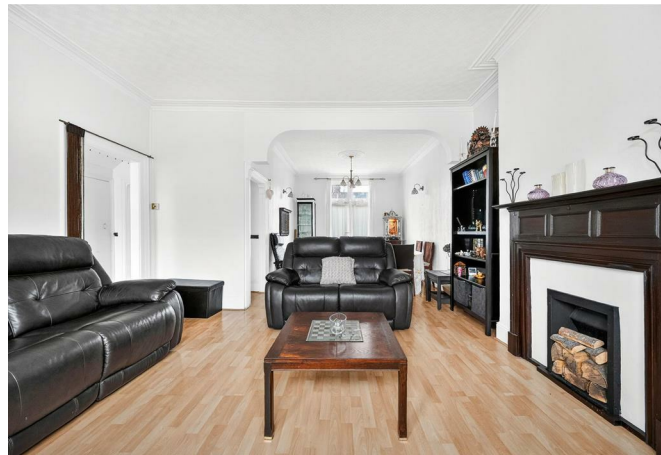
GUIDE PRICE £645,000 to £660,000

Nestled on the charming Seven Kings Road, this delightful house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The property also boasts parking for two vehicles, a valuable asset in this bustling area, allowing for easy access and peace of mind.

Located within close proximity to the Elizabeth Line, commuting to central London and beyond is both quick and efficient, making this home perfect for professionals. Additionally, the surrounding area is rich in amenities, including shops, parks, and schools, catering to all your daily needs.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this lovely house your new home.



## ENTRANCE

LOUNGE (first area) 15'2" x 12'0" (4.63m x 3.67m)

LOUNGE (second area) 12'10" x 10'8" (3.92m x 3.27m)

KITCHEN 11'9" x 9'4" (3.60m x 2.87m)

UTILITY AREA 10'5" x 6'10" (3.18m x 2.09m)

WET ROOM 7'5" x 6'10" (2.27m x 2.09m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 13'6" x 12'2" (4.13m x 3.71m)

BEDROOM TWO 12'10" x 9'10" (3.92m x 3.02m)

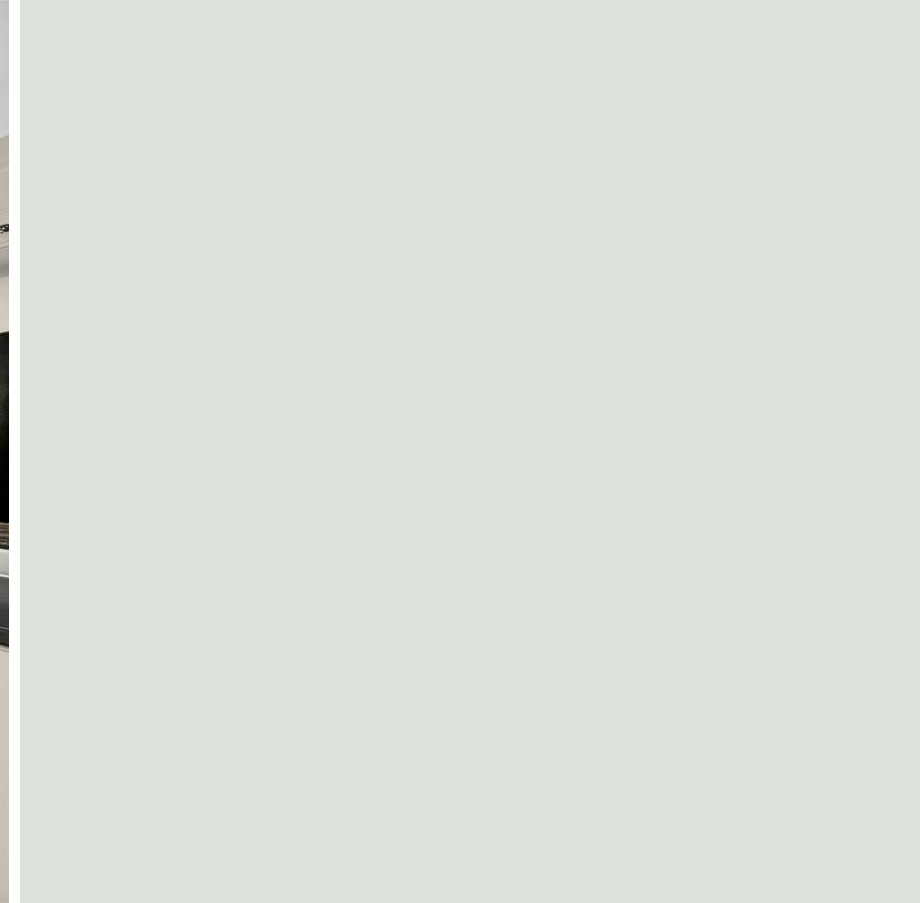
BEDROOM THREE 9'7" x 7'11" (2.93m x 2.42m)

BEDROOM FOUR 9'2" x 8'7" (2.80m x 2.62m)

BATHROOM 7'4" x 4'3" (2.25m x 1.31m)

EXTERIOR circa 50' (circa 15.24m)

AGENTS NOTE

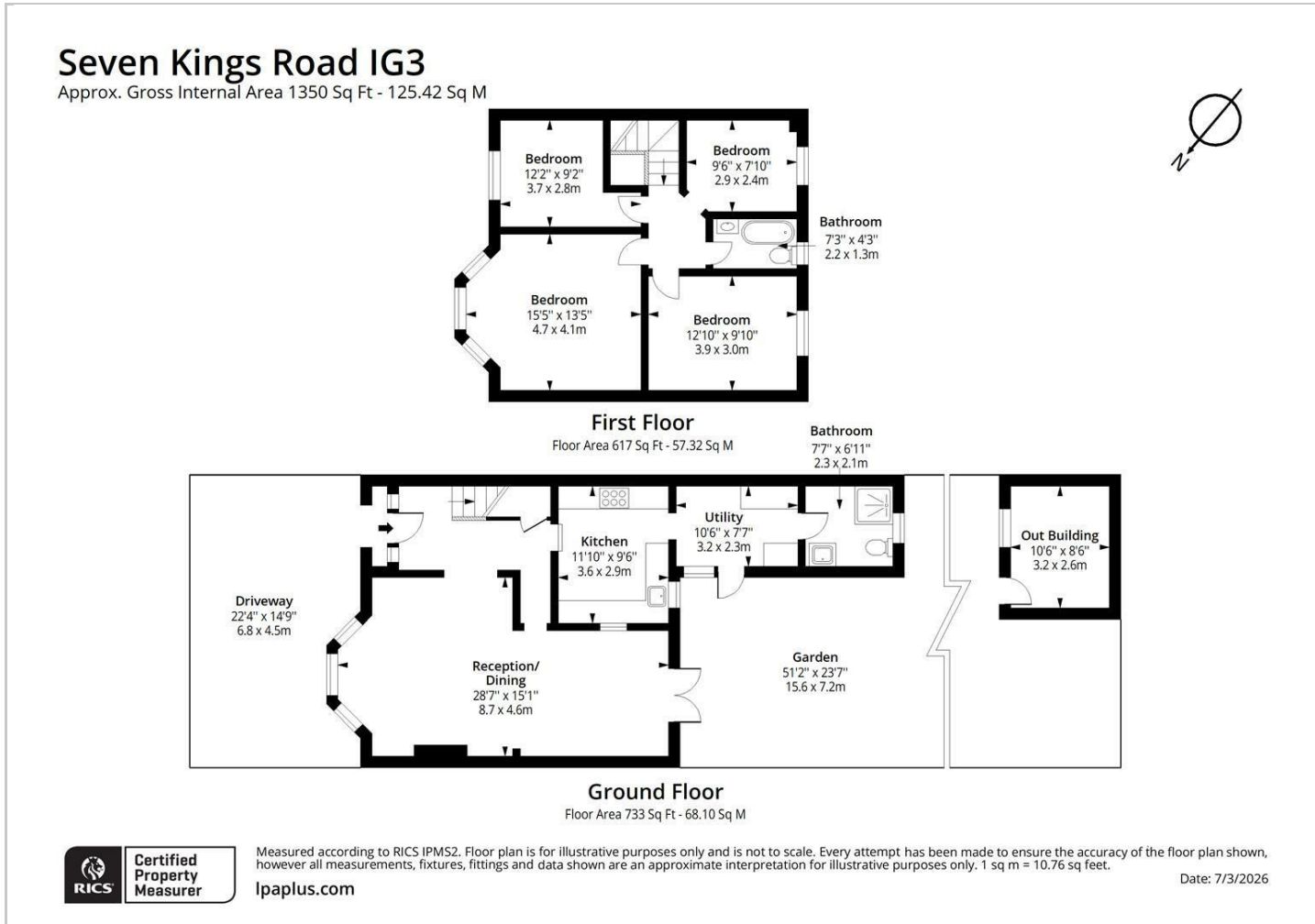


Directions

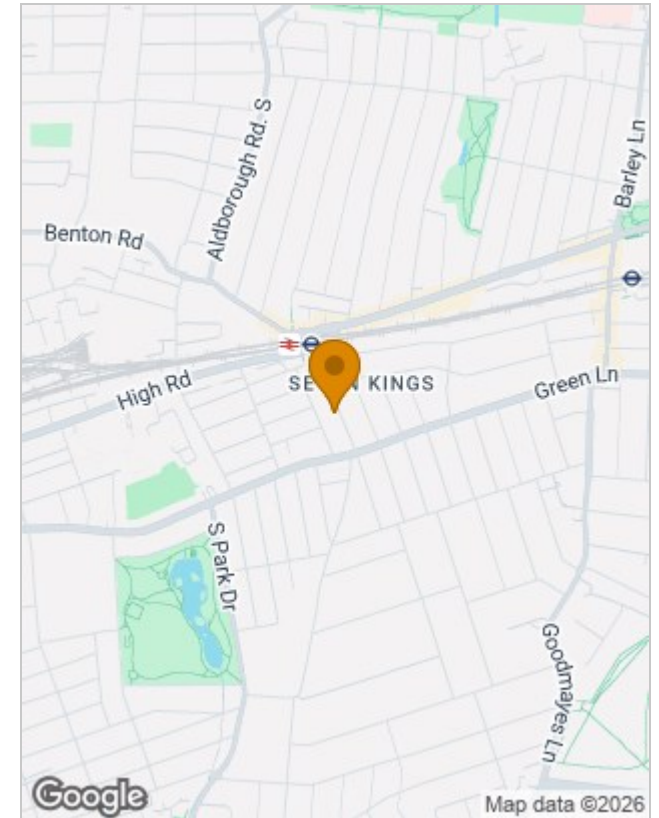




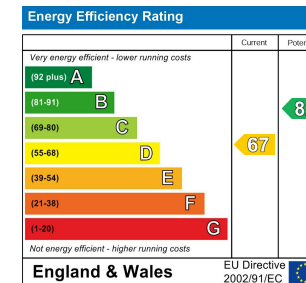
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.