



Blythswood Road, Ilford, IG3 8SG

Offers In Excess Of £700,000





# Blythwood Road

Ilford, IG3 8SG

- EPC - C
- TWO LARGE RECEPTION ROOMS
- SIDE ACCESS
- OFF STREET PARKING
- FOUR BEDROOM HOUSE
- OUTBUILDING
- GREAT CONDITION
- GAS CENTRAL HEATING

YOU COULD CALL THIS PLACE YOUR HOME!!!

Sandra Davidson Estate Agents are pleased to present this spacious, end-terrace four bedroom family home. Located in a popular location within close proximity to Seven Kings Elizabeth station. Local shops, schools and other transport facilities are also close by. The property offers good size accommodation throughout and has the potential to extend into loft, subject to local authority consent. The accommodation comprises; two good reception rooms, kitchen/diner, four bedrooms and two bathrooms. The property also benefits from off-street parking for up to two cars and a rear garden with side access and a wonderful outbuilding for all occasions.

Viewings are highly recommended.



## ENTRANCE PORCH

### RECEPTION ONE

16'10" x 15'3" into bay (5.15m x 4.67m into bay)

### RECEPTION TWO

23'2" x 12'7" (7.08m x 3.86m)

### KITCHEN-DINER

26'2" x 12'11" (8.00m x 3.96m)

### GROUND FLOOR SHOWER ROOM

6'0" x 5'7" (1.85m x 1.71m)

## STAIRS TO FIRST FLOOR

### BEDROOM ONE

15'4" into bay x 13'6" (4.68m into bay x 4.12m)

### BEDROOM TWO

12'8" x 10'0" (3.88m x 3.05m)

### BEDROOM THREE

9'6" x 9'4" (2.90m x 2.87m)

### BEDROOM FOUR

9'6" x 8'1" (2.91m x 2.48m)

### FIRST FLOOR BATHROOM

9'4" x 4'3" (2.85m x 1.32m)





OUTBUILDING  
EXTERIOR  
AGENTS NOTE

25'0" x 16'0" (7.64m x 4.89m)

Directions





## Floor Plans



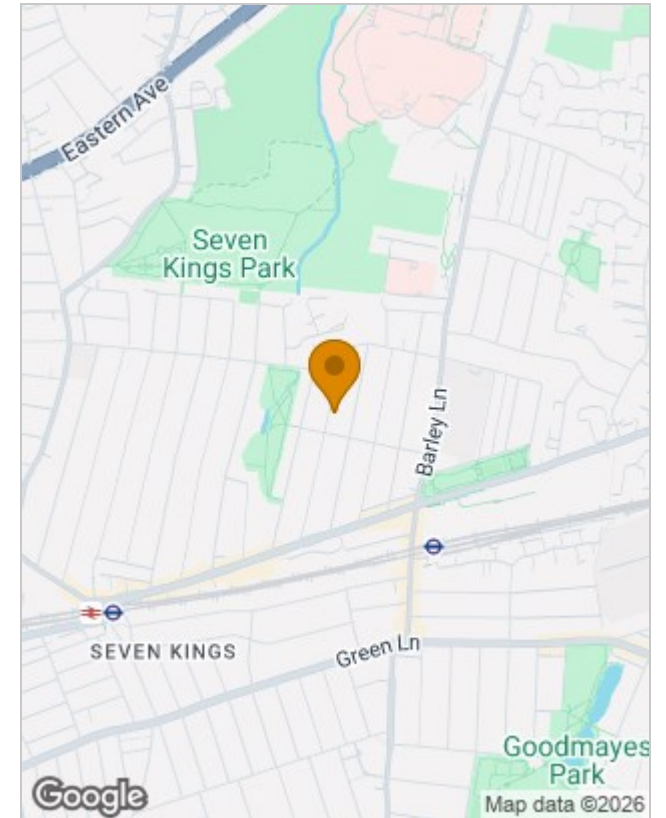
## Viewing

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

