



**South Park Road**

, Ilford, IG1 1SS

**Offers In Excess Of £510,000**

**Redbridge**

**D**



Nestled in the desirable area of South Park Road, Ilford, this charming three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a welcoming atmosphere, perfect for creating lasting memories.

As you step inside, you will find a spacious living area that invites natural light, creating a warm and inviting space for relaxation and entertainment. The well-appointed kitchen offers ample room for culinary pursuits, making it a delightful hub for family gatherings. Each of the three bedrooms is generously sized, providing comfortable retreats for rest and privacy.

The house is situated in a vibrant community, with local amenities, parks, and schools within easy reach, ensuring convenience for everyday living. The surrounding area is known for its friendly neighbourhood vibe, making it an ideal place to settle down.

With its appealing features and prime location, this property on South Park Road is a wonderful choice for those seeking a home that combines comfort and accessibility. Whether you are looking to invest or find your next family home, this house is sure to meet your needs. Do not miss the chance to make this delightful property your own.



## ENTRANCE

### RECEPTION ONE 13'4" x 12'0" (4.08m x 3.67m)

Double glazed window to front. Carpeted flooring. Radiator.

### RECEPTION TWO 15'6" x 11'8" (4.74m x 3.56m)

Carpeted flooring. Radiator.

### KITCHEN 12'0" x 7'1" (3.68m x 2.18m)

Range of wall and base units. Freestanding cooker. Single bowl drainer sink unit.

### LEAN TO 18'9" x 9'10" (5.73m x 3.00m)

Double glazed window and door to rear. Further access to ground floor w.c.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE 12'0" x 11'7" (3.67m x 3.55m)

Double glazed window to front. Carpeted flooring. Radiator.

### BEDROOM TWO 12'3" x 11'1" (3.74m x 3.38m)

Double glazed window to rear. Carpeted flooring. Radiator.

### BEDROOM THREE 8'9" x 7'4" (2.69m x 2.24m)

Double glazed window to front. Carpeted flooring. Radiator.

### BATHROOM 7'0" x 5'0" (2.14m x 1.53m)

Panelled bath, wash hand basin and separate low flush w.c.

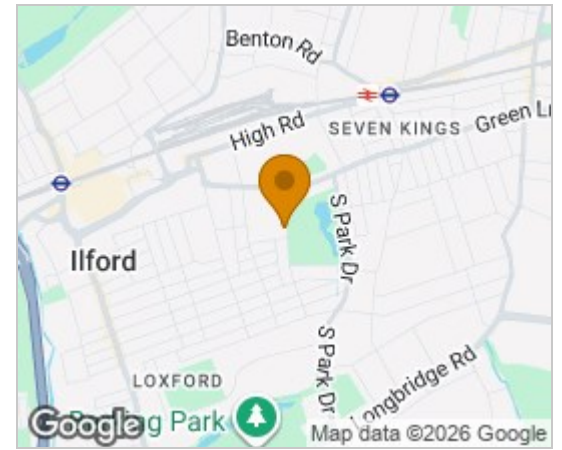
### EXTERIOR 60' (18.29m)

The rear garden is circa 60' in depth.

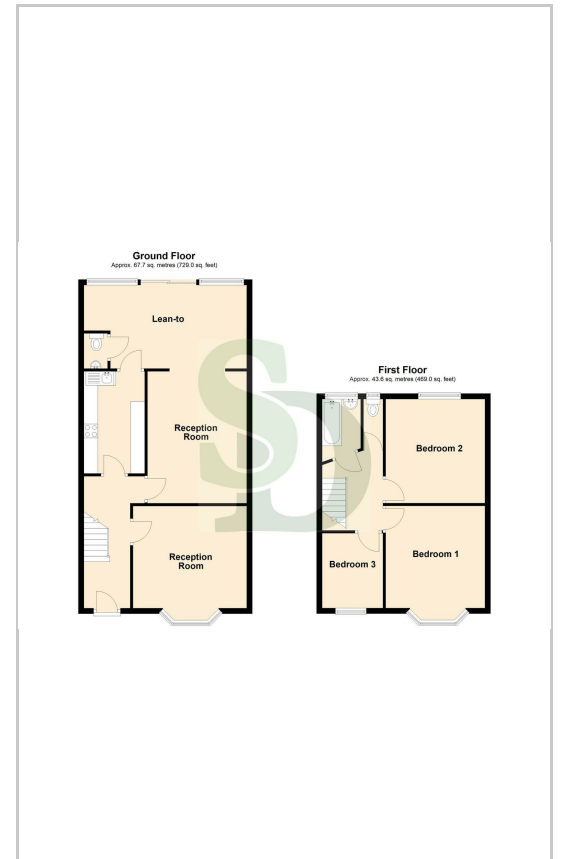
## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.


## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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