



Green Lane, Ilford, IG1 1XJ
Offers In Excess Of £375,000





Green Lane

Ilford, IG1 1XJ

- EPC TBC
- Lounge
- Bathroom
- CHAIN FREE
- Two bedrooms
- Kitchen
- 30' Garden
- Local amenities

Nestled in the charming area of Green Lane, Ilford, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that each room serves its purpose effectively.

The bathroom is conveniently located, providing essential amenities for daily living. The house is set in a friendly neighbourhood, offering a sense of community while still being close to local amenities, schools, and transport links.

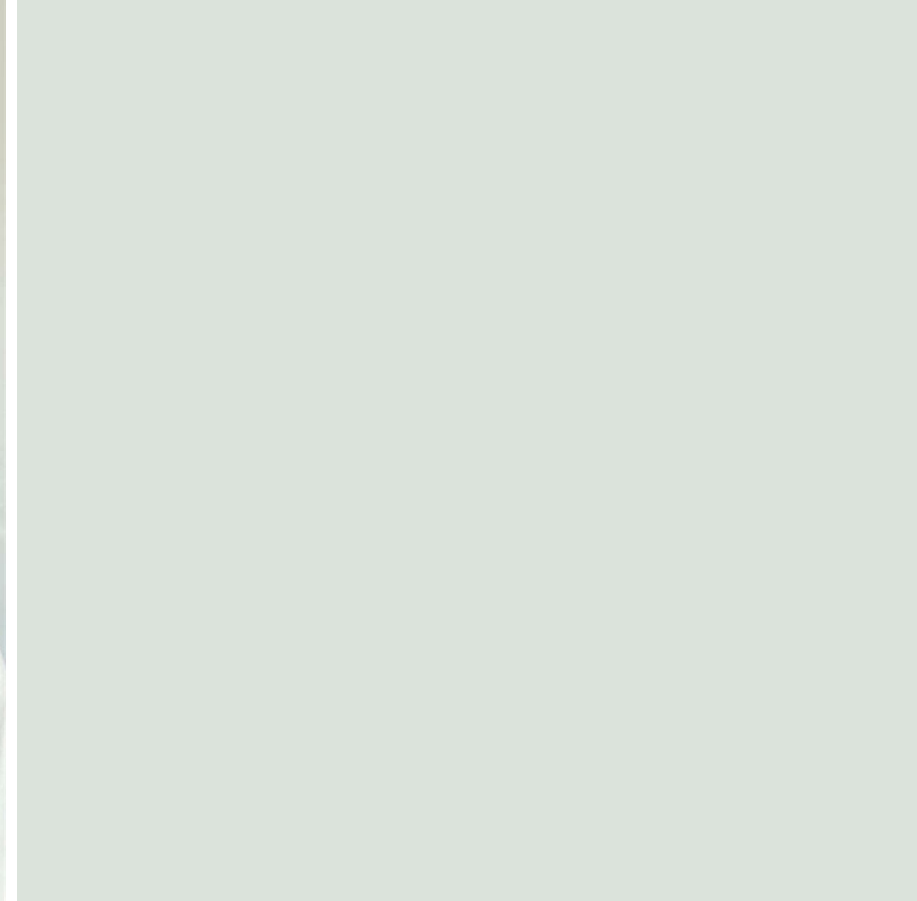
This property is a wonderful blend of practicality and charm, making it a perfect choice for anyone looking to settle in Ilford. Whether you are a first-time buyer or seeking a rental opportunity, this house is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely home your own.



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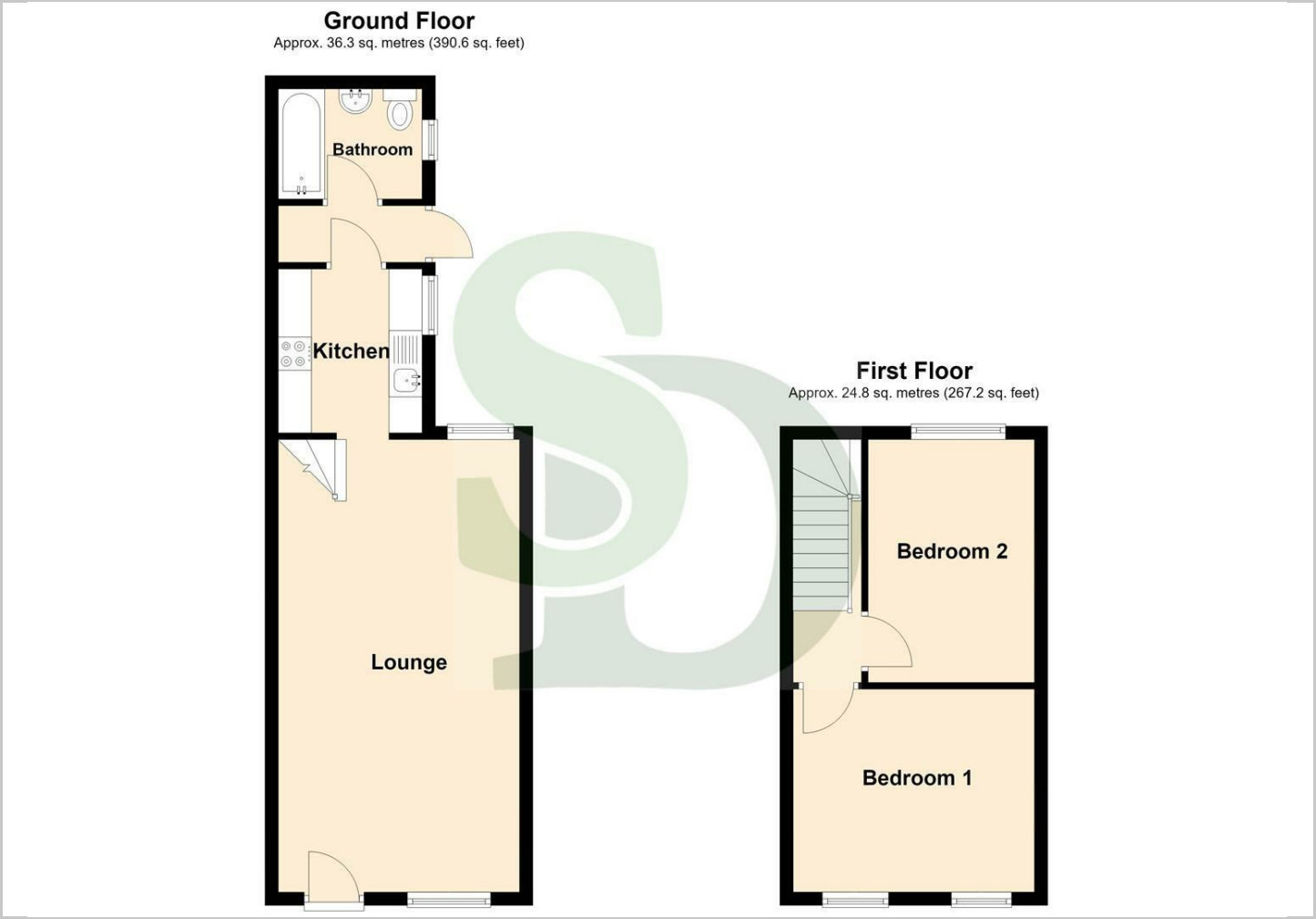
ENTRANCE	
LOUNGE	22'4" x 11'11" (6.82m x 3.64m)
KITCHEN	8'1" x 7'1" (2.47m x 2.17m)
BATHROOM	6'8" x 5'5" (2.05m x 1.66m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	11'11" x 10'0" (3.64m x 3.07m)
BEDROOM TWO	9'4" x 9'3" (2.85m x 2.84m)
EXTERIOR	30' (9.14m)
AGENTS NOTE	



Directions



Floor Plans



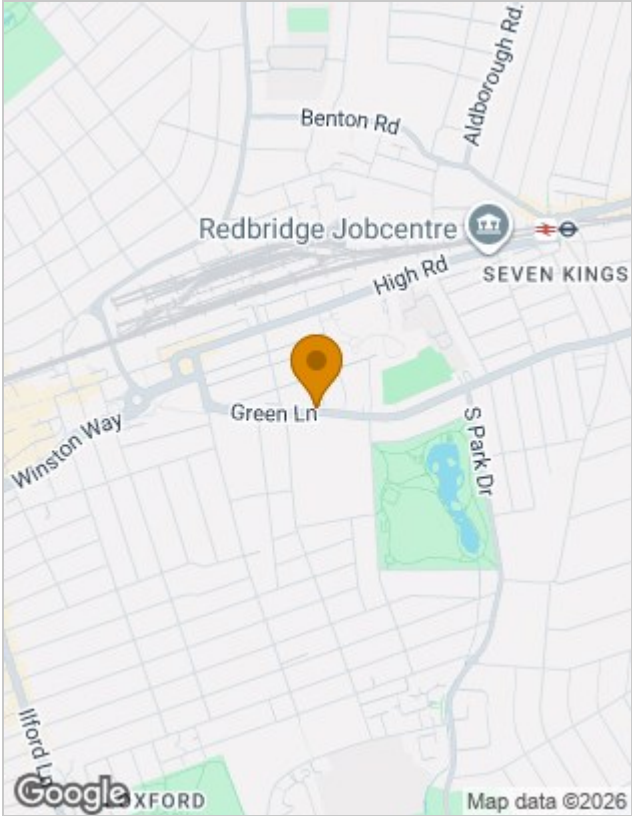
Viewing

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 <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

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