



54 - 56 Cameron Road, Ilford, IG3 8LF

Offers In Excess Of £365,000



# 54 - 56 Cameron Road

Ilford, IG3 8LF

Local Authority: Redbridge  
Tax Band: C

- EPC RATING C
- Lounge
- Kitchen
- Off street parking
- Lease circa 948 years
- Two bedrooms
- Dining area
- Shared garden
- Close to Elizabeth Line (Zone 4)
- Share of freehold

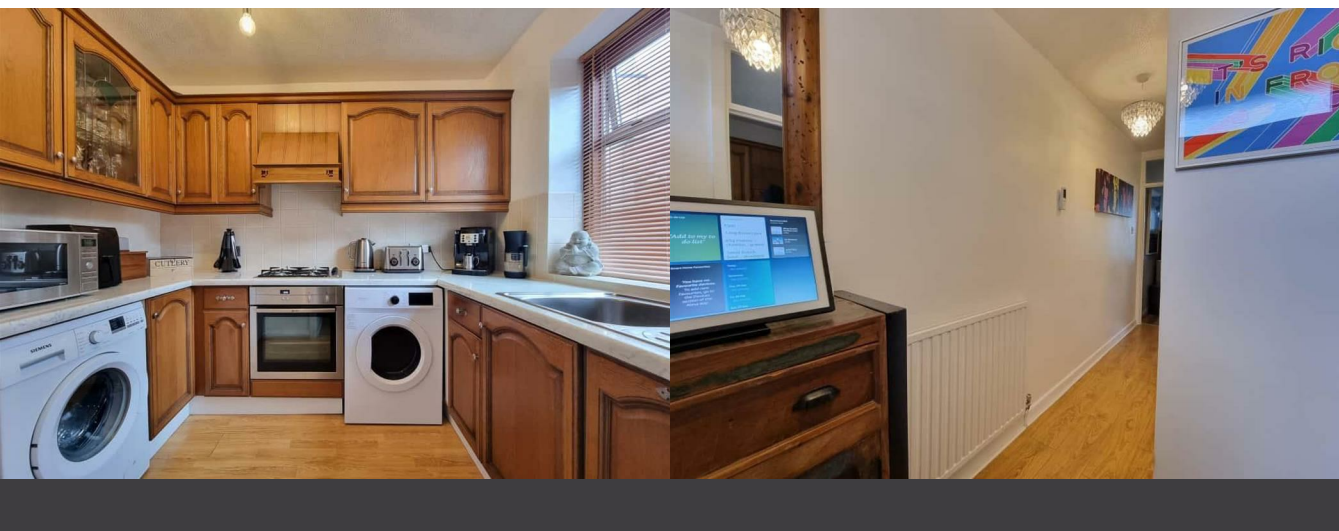
Nestled on Cameron Road in the vibrant area of Seven Kings, this charming house presents an excellent opportunity for those seeking a comfortable and modern living space. Boasting two spacious double bedrooms, this property is perfect for small families or professionals looking for a serene retreat.

The well-designed layout includes a welcoming reception room, ideal for relaxation or entertaining guests. This property also features a contemporary bathroom and ample storage throughout, ensuring that all your belongings can be neatly organised. One of the standout features of this property is the private terrace, where you can enjoy al fresco dining or simply unwind in the fresh air. Additionally, residents have access to a shared garden, providing a lovely green space to enjoy.

Convenience is key, as this home is within walking distance to Seven Kings Station, making commuting to London and beyond a breeze. The area is also well-served by local amenities, including shops and schools, catering to all your daily needs.

With a remarkable lease of approximately 948 years, this property offers not only a delightful living experience but also long-term security. Parking for one vehicle adds to the convenience of this lovely house.

In summary, this property on Cameron Road is an excellent choice for those looking to settle in a promising location, combining comfort, accessibility, and a sense of community. Don't miss the chance to make this delightful house your new home.



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## ENTRANCE

**LOUNGE** 12'5" x 9'8" (3.79m x 2.95m)  
Double glazed windows and door to rear. Wood style laminated flooring. Radiator.

**DINING AREA** 9'1" x 5'2" (2.79m x 1.60m)  
Open plan dining area.

**KITCHEN** 9'1" x 7'0" (2.79m x 2.14m)  
Range of wall and base units. Gas cooker with extractor fan above. Built in oven. Plumbing for the washing machine.

**BATHROOM** 9'3" x 6'2" (2.83m x 1.90m)  
Panelled bath, wash hand basin and low flush w.c.

## STAIRS TO FIRST FLOOR

**BEDROOM ONE** 12'4" x 9'6" (3.77m x 2.90m)  
Double glazed window to front. Wood-style laminated flooring. Radiator.



**BEDROOM TWO** 11'4" x 9'1" (3.46m x 2.79m)  
Double glazed window to rear. Wood-style laminated flooring. Radiator.

**EXTERIOR**  
Shared communal garden.

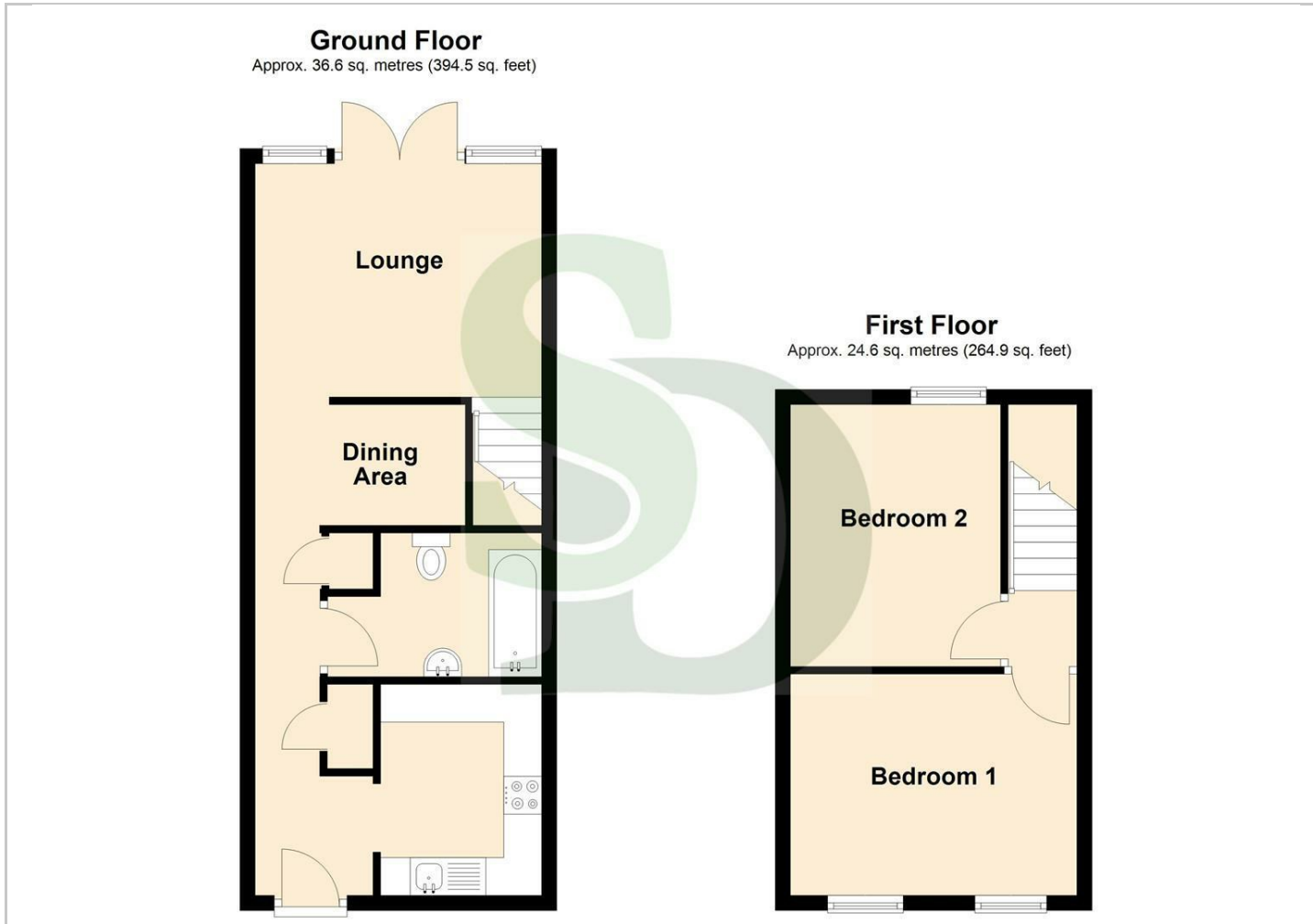
**AGENTS NOTE**  
No service or appliances have been tested by Sandra Davidson Estate Agents.







## Floor Plans



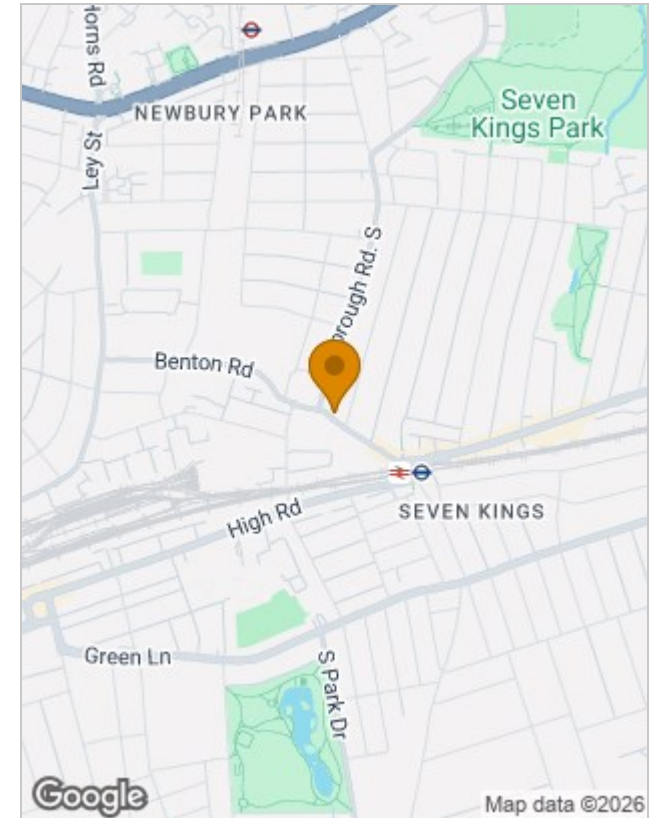
## Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		69	
(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	