Sandra Davidson
ESTATE AGENTS

Mafeking Avenue, Ilford, IG2 7AP

Guide Price £475,000

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Mafeking Avenue

Ilford, IG2 7AP

- EPC - D
- EXTENDED TO THE GROUND FLOOR
- DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- CENTRAL LINE TRAIN STATION
- OFF STREET PARKING FOR TWO CARS
- THREE BEDROOM HOUSE
- FIRST FLOOR BATHROOM AND WC
- GREAT LOCATION FOR SCHOOLS
- ELIZABETH LINE
- GARDEN TOILET AND SHED

GUIDE PRICE-£475,000-£490,000
PLEASE READ THE AGENTS NOTES UNDER THE ROOM DESCRIPTION

Nestled on Mafeking Avenue in the desirable area of Newbury Park, Ilford, this charming three-bedroom house presents an excellent opportunity for families and individuals alike. The property has been thoughtfully extended to the ground floor, providing ample living space that includes two inviting reception rooms, perfect for both relaxation and entertaining.

The house features three well-proportioned bedrooms, ensuring comfort for all family members. The bathroom is conveniently located, catering to the needs of a busy household. One of the standout features of this property is the lovely garden, offering a serene outdoor space for children to play or for adults to unwind after a long day.

Parking is a breeze with off-street space available for two vehicles, a valuable asset in this bustling area. The location is particularly advantageous for families with small children, as it boasts easy access to local schools. Additionally, the proximity to both the Central Line and the Elizabeth Line makes commuting to London and beyond straightforward and efficient.

This property is not just a house; it is a home that offers comfort, convenience, and a welcoming community atmosphere. Do not miss this opportunity to secure a delightful residence in a prime location. Whether you are looking to settle down or invest, this home is sure to meet your needs.

PLEASE READ THE AGENTS NOTES UNDER THE ROOM DESCRIPTION

Guide Price £475,000

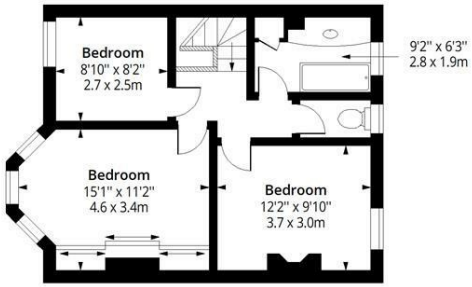
ENTRANCE PORCH	
RECEPTION ONE	14'11" into bay x 13'7" (4.56m into bay x 4.16m)
RECEPTION TWO	18'8" x 11'11" (5.69m x 3.64m)
KITCHEN	18'8" max x 9'2" max (5.69m max x 2.81m max)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	15'1" into bay x 10'11" (4.61m into bay x 3.35m)
BEDROOM TWO	12'0" x 9'9" (3.66m x 2.99m)
BEDROOM THREE	8'8" x 8'1" (2.65m x 2.48m)
BATHROOM ROOM	8'4" x 6'4" (2.56m x 1.95m)
WC	5'2" x 2'5" (1.58m x 0.76m)
EXTERIOR	
AGENTS NOTE (IMPORTANT)	
AGENTS NOTE	

Directions

Floor Plans

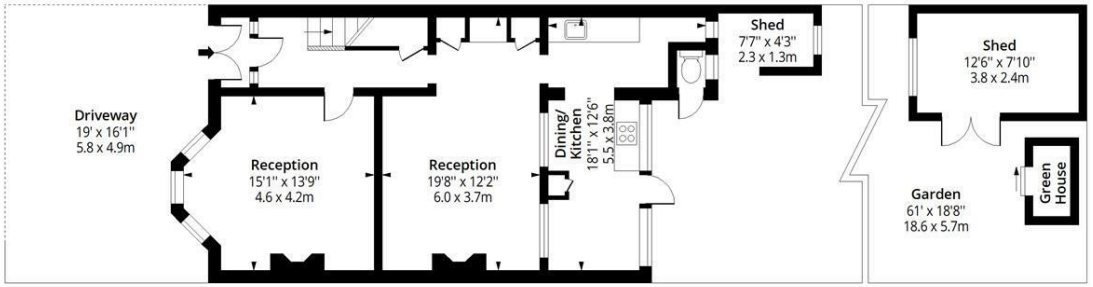
Mafeking Avenue IG2

Approx. Gross Internal Area 1228 Sq Ft - 114.08 Sq M
Approx. Gross Shed Area 133 Sq Ft - 12.36 Sq M



First Floor

Floor Area 517 Sq Ft - 48.03 Sq M



Ground Floor

Floor Area 711 Sq Ft - 66.05 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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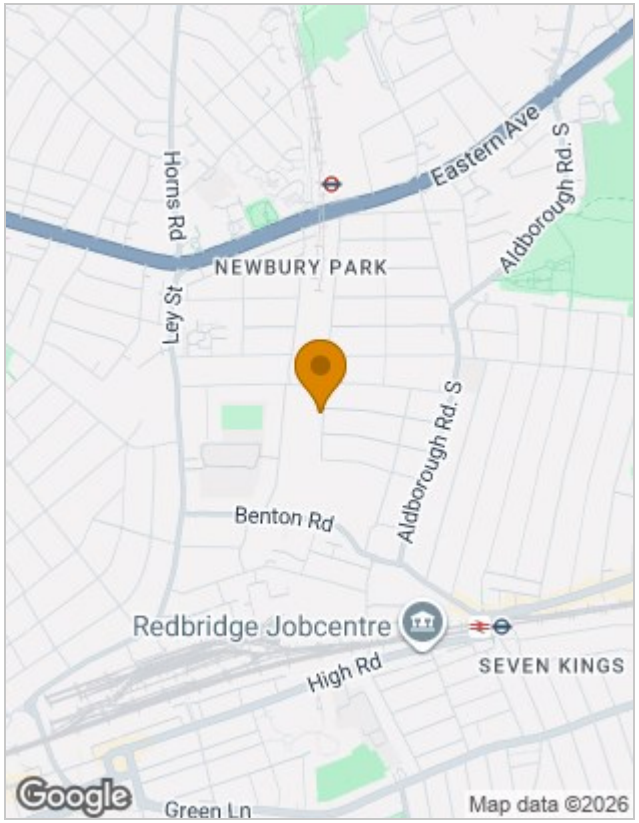
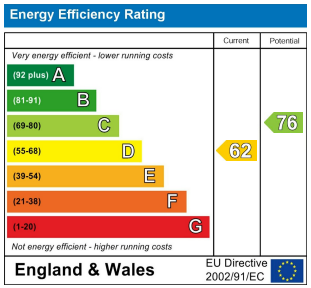
Date: 6/5/2026

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.

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