Hunter Road

, Ilford, IG1 2NW

Guide Price £425,000

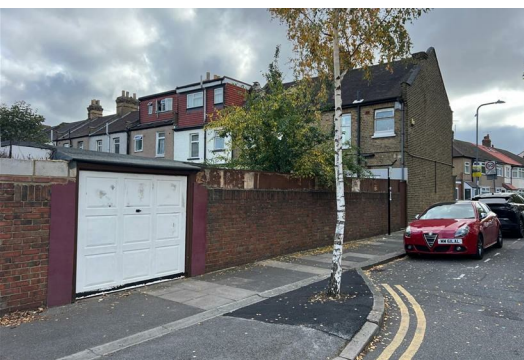# Redbridge Council

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GUIDE PRICE £425,000 - £450,000

Nestled on the charming Hunter Road in Ilford, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout.

The kitchen area complements the living space, providing a functional area for meal preparation and family gatherings.

ENTRANCE

LOUNGE 15'11" x 10'7" (4.87m x 3.24m)
Double glazed window to front. Carpeted flooring. Radiator.

KITCHEN 15'3" x 10'5" (4.66m x 3.20m)
Range of wall and base units. Gas cooker with extractor fan above. Plumbing for washing machine and dryer.

STAIRS TO FIRST FLOOR

BEDROOM ONE 15'11" x 10'7" (4.87m x 3.24m)
Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM TWO 10'6" x 8'9" (3.22m x 2.69m)
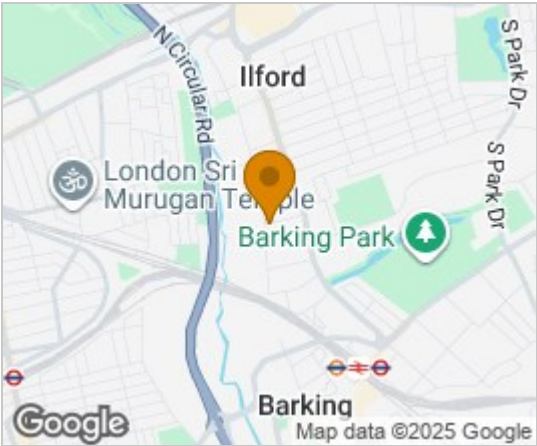Double glazed window to rear. Carpeted flooring. Radiator.

BATHROOM 7'1" x 6'1" (2.16m x 1.87m)
Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 37' (11.28m)
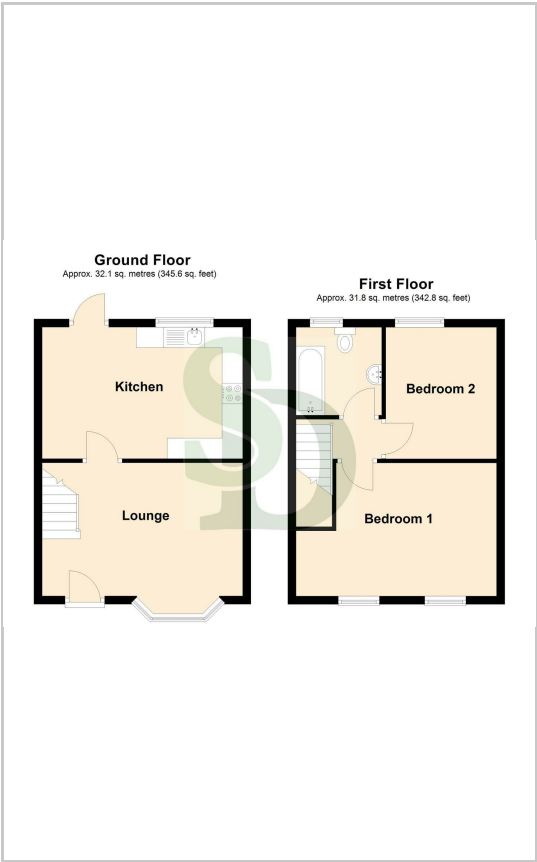The rear garden is circa 37' in depth.

GARAGE 13'9" x 11'1" (4.21m x 3.39m)
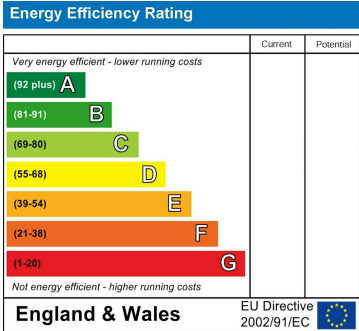Lighting and power points. Access from the side road.

AGENTS NOTE

Area Map

Floor Plans

Ground Floor
Approx. 32.1 sq. metres (345.6 sq. feet)

Kitchen

Lounge

First Floor
Approx. 31.8 sq. metres (342.8 sq. feet)

Bedroom 2

Bedroom 1

Energy Efficiency 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