

## 53 Crown Road, Ilford, IG6 1NN



**Asking price £575,000**

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\*\*\* EARLY VIEWINGS RECOMMENEDED \*\*\*

McDowalls are pleased to present to the market this spacious three-bedroom, two-bathroom home located on Crown Road in Ilford (IG6).

The property offers a comfortable and versatile living space, featuring:

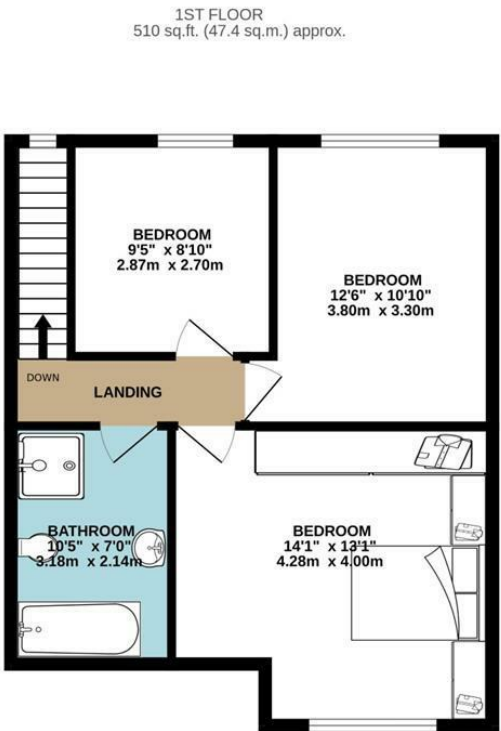
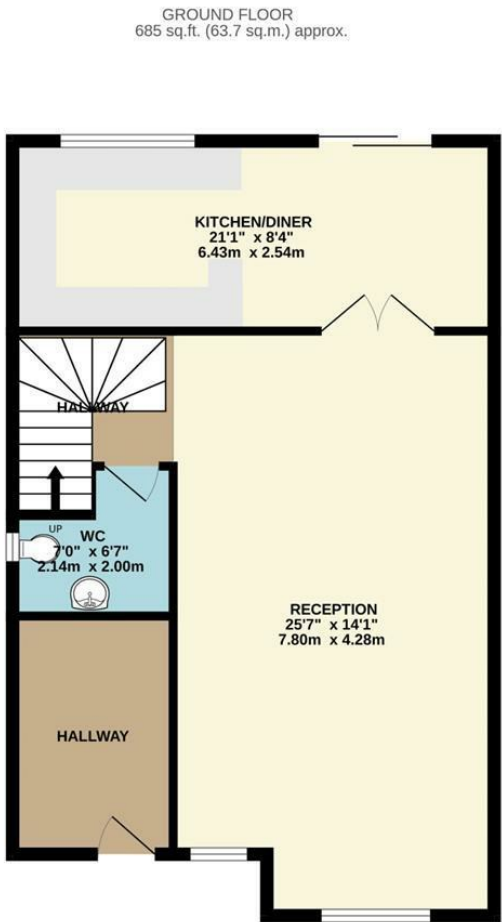
Ground Floor:  
Through lounge / reception area  
Open-plan fitted kitchen and dining room  
Downstairs shower room with WC

First Floor:  
Three well-sized bedrooms  
Family bathroom

Situated near Barkingside Underground Station (approximately 10-12 minutes' walk) on the Central Line, this home benefits from excellent transport links. Additionally, it provides convenient access to local shops, schools, and amenities, making it an ideal choice for families and commuters alike.

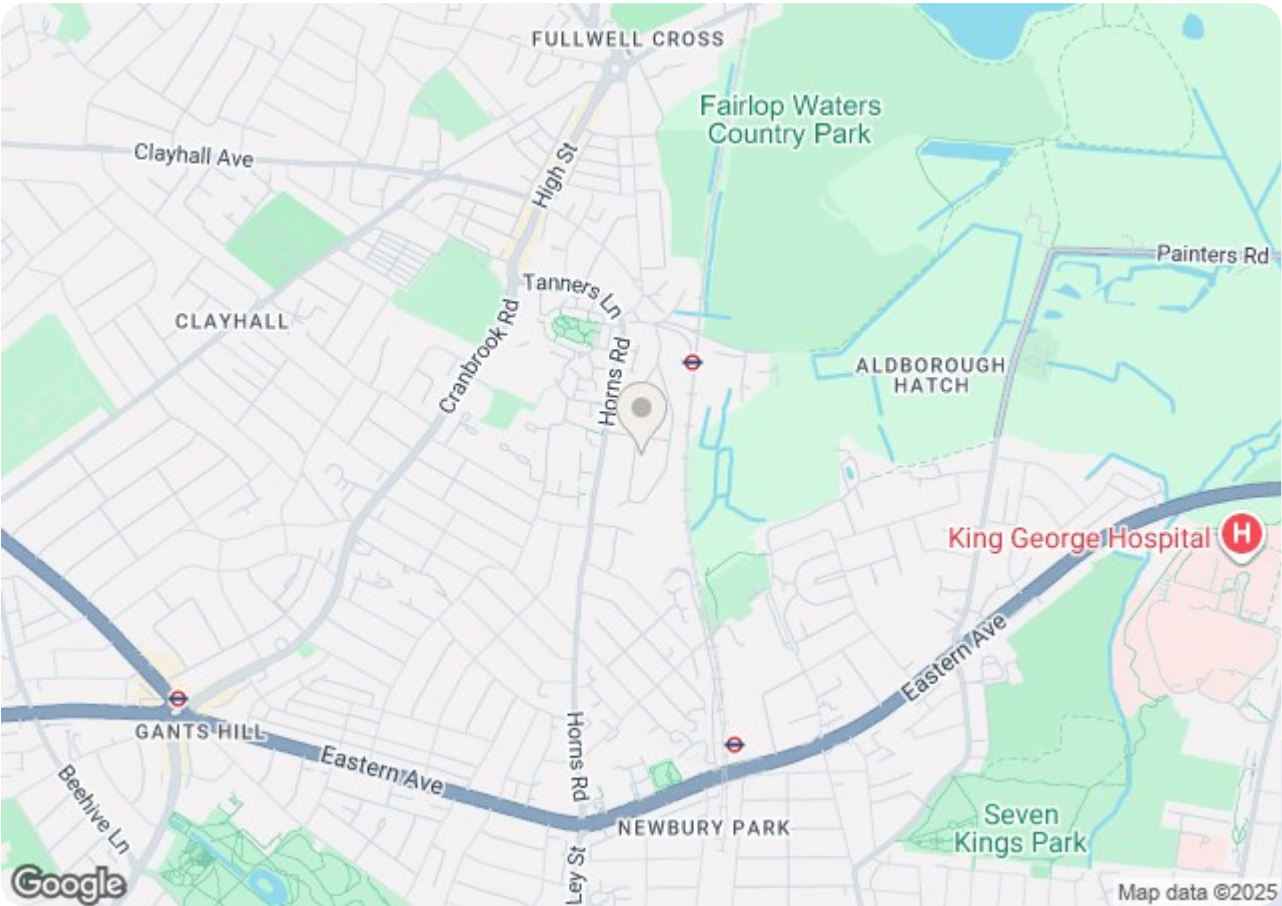
TENURE - FREEHOLD  
PARKING - Private Driveway  
LOCAL AUTHORITY - London Borough of Redbridge  
COUNCIL TAX - Band D (£2190 pa)  
EPC - D (Expires Nov 2035)  
WATER / SEWAGE - Mains  
GAS - Mains  
ELECTRIC - Mains


- 1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
- 2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
- 3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
- 4. All floor plan measurements are approximate and for illustration purposes only.
- 5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.





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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	