



**BUTLER & STAG**

Pembroke Road | Ilford  
| IG3

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## *OPEN HOUSE Saturday 25th January from 10am STRICTLY BY APPOINTMENT ONLY*

*This well presented Victorian family home is situated in this ever popular area between seven kings and goodmayes.*

- *Mid Terraced Family Home*
- *Three Bedrooms*
- *Chain Free*
- *Two Receptions*
- *Downstairs Shower Room*
- *Close To Stations*

*Offers In Excess Of £400,000 | Freehold*

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The property is arranged over two floors, accommodation comprises of a formal bay fronted living room, separate kitchen, dining room, and a shower room with separate WC.

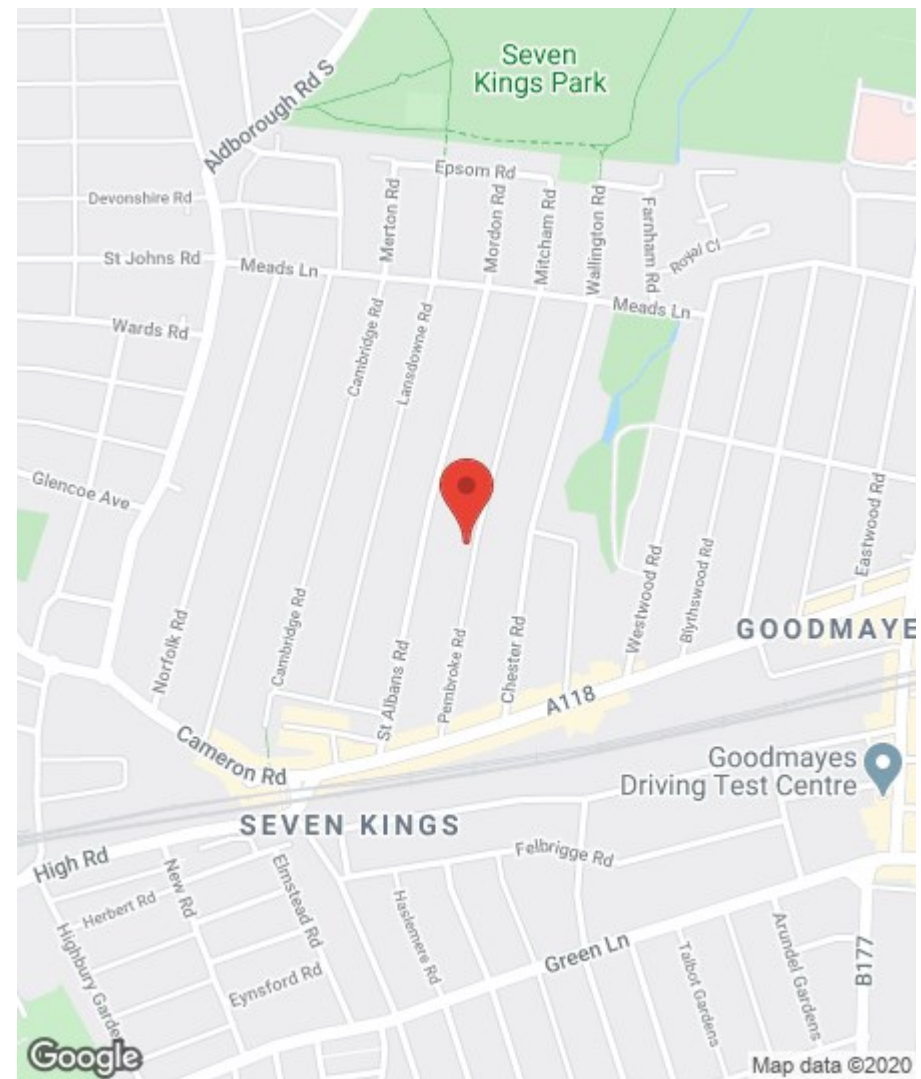
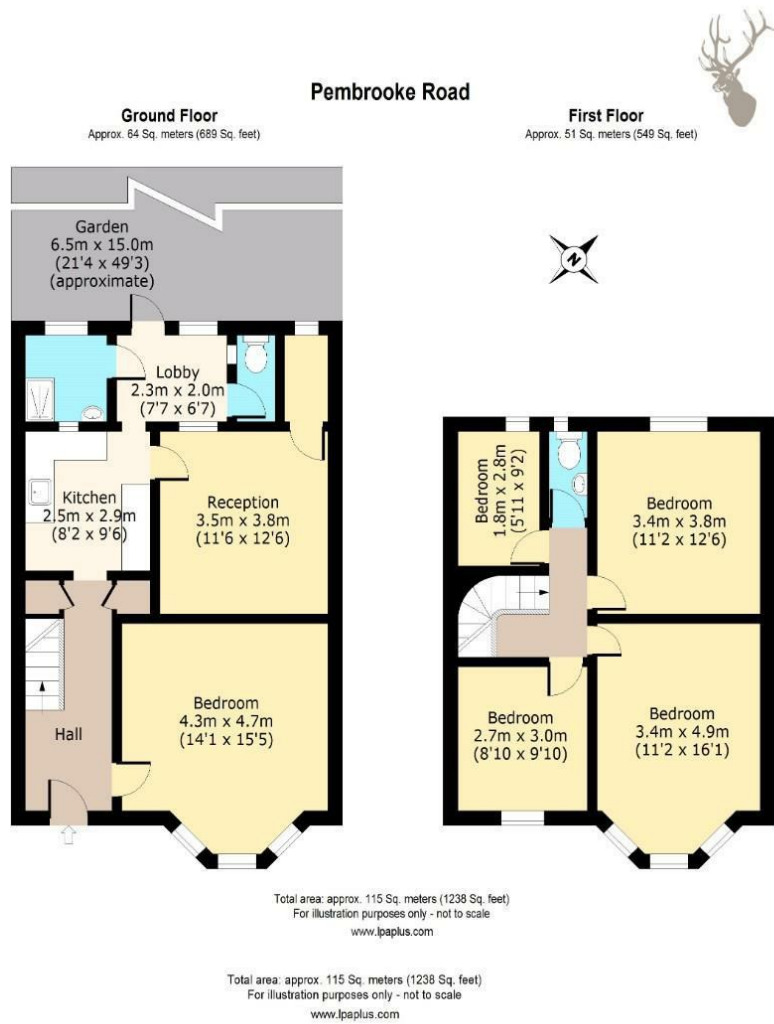
The first floor has three bedrooms and a WC.

Externally, there is a hard standing driveway to the front offering off street parking for two cars and north facing rear garden with lawn measuring 49' in length.

Pembroke road falls within a desirable enclave of turnings located within 0.25 miles of Goodmayes and Seven Kings Overground stations which offer immediate access into the City and West End as well. local shopping facilities, bus services and popular local primary and secondary schools are also close by.







# BUTLER & STAG

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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			
<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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	