



**BUTLER & STAG**

Colenso Road | Ilford  
| IG2

---

*This well presented Victorian family home is situated in this ever popular area between Seven Kings and Goodmayes.*

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

*Asking Price £499,995 | Freehold*

---

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

The first floor has three bedrooms, a bathroom with a separate WC.

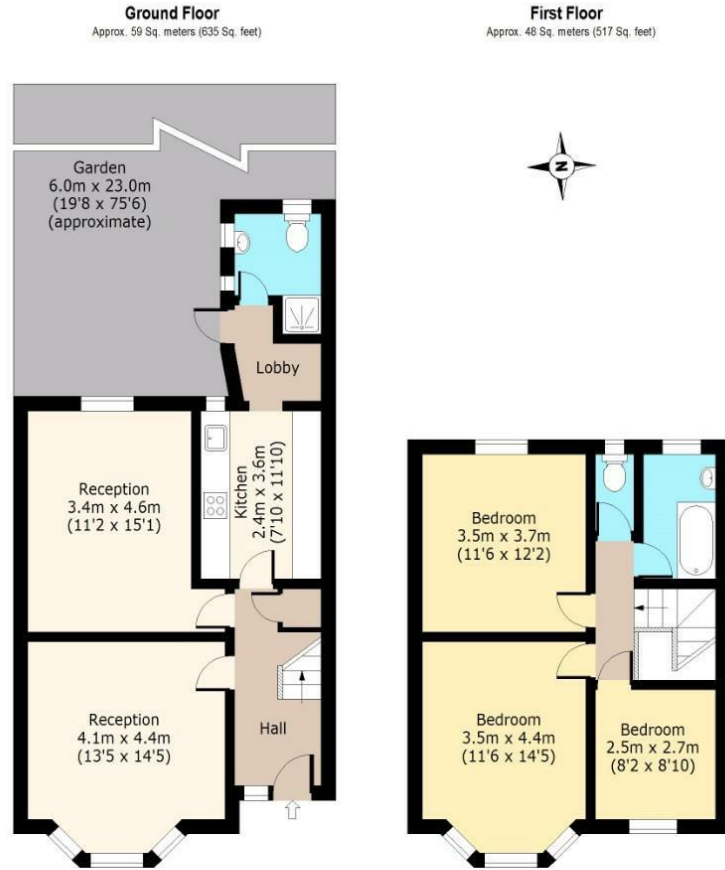
Externally, there is an east facing rear garden with lawn measuring 60' in length.

Colenso 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.





Colenson Road,

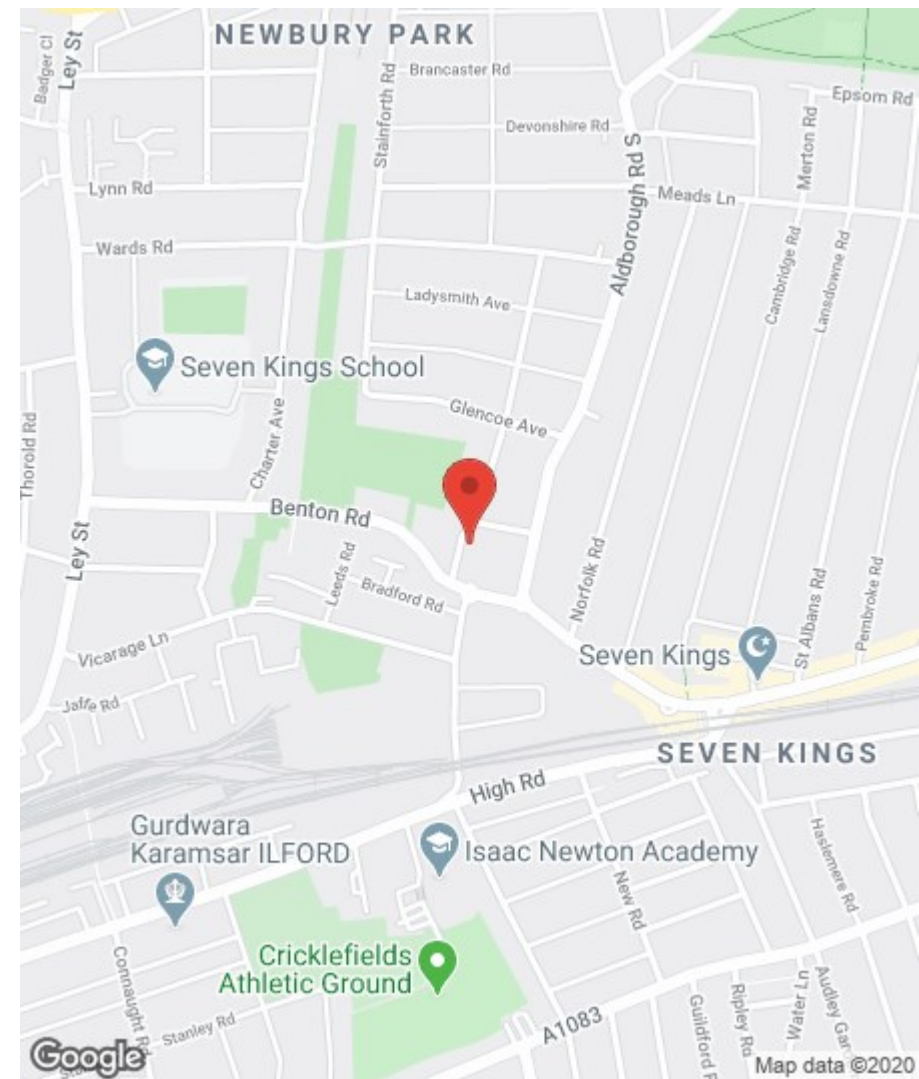


Total area: approx. 107 Sq. meters (1152 Sq. feet)  
For illustration purposes only - not to scale  
www.jpaplus.com

# BUTLER & STAG

4 Forest Drive, Theydon Bois, Essex, CM16 7EY | 01992 667666 |  
theydon@butlerandstag.com | www.butlerandstag.uk

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) <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>			
(39-54) <b>E</b>			
(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		