



Clinton Crescent, Ilford, IG6

BUTLER & STAG





**Guide Price £525,000-  
£550,000.**

**An opportunity to acquire  
an extended four bedroom  
end of terraced family  
home situated within only  
a short walk to Hainault  
central line station.**



## Freehold

- Spacious End Of Terrace Family Home
- Two Reception Rooms
- Further Potential For Extension STPP
- Circa 90 Ft Rear Garden
- Four Bedrooms/Two Bathrooms
- Kitchen/Breakfast Room
- Off-Street Parking & Detached Garage
- Solar Panels To Roof & CCTV To Both Front & Rear Aspects

Spanning a generous 1446 Sq. ft of accommodation space, this delightful home has been tastefully updated throughout by the current owners in their forty one years of ownership, whilst also adding further living accommodation throughout through various extensions. Upon entering, the ground floor living arrangement is separated into two areas with an initial dining room to the front reception alongside a formal living room to the latter with views out into the garden. The kitchen/breakfast room offers a range of integrated appliances and has the added benefit of previously being extended to provide further space away from the dining room.

Upon the first floor, there are three good sized bedrooms, and a family bathroom. A second flight of stairs lead you onto bedroom four (the master bedroom) which is accompanied with en-suite shower room.

Externally, the rear garden extends in excess of 85ft which is largely laid to lawn and through the side access off-street parking and a detached garage are available.

Clinton Crescent is located on a quiet turning with easy access to Hainault Central Line Station which offers a direct route into Liverpool Street within 31 minutes and only 41 minutes into Oxford Circus, as well as being situated just seconds walk from several bus routes to Barking, Ilford and Romford. There are also many convenience stores within two minutes reach on New North Road. The property is also well located for access to Hainault Forest Country Park which offers picturesque scenery and views into London alongside Fairlop Waters Country Park which holds various water sports activities. The property is well located within the catchment area for local schools such as Fairlop Primary and The Forest Academy.









## Clinton Crescent

Approx. Gross Internal Area 134.4 Sq M ( 1446.8 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.

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