



Ranelagh Gardens, Ilford, IG1

BUTLER & STAG



This Edwardian gem in Ranelagh Gardens is not just a house; it is a place to create lasting memories. With its blend of elegance, space, and convenience, it presents an exceptional opportunity for those looking to settle in a vibrant community located just a short walk away from Valentines Park and Ilford Crossrail.



Freehold

- Charming Edwardian Family Home
- Fully Integrated Kitchen with Miele Appliances
- Short Walk to Valentines Park
- 15 Min Walk to Elizabeth Line (Ilford) & Central Line (Gants Hill)
- Period Features Throughout
- Potential to Extend (STPP)

Welcome to this charming and well-appointed Edwardian family home offering a spacious and practical layout ideal for modern living. The ground floor boasts a welcoming entrance hall leading into a generous lounge, perfect for relaxing or entertaining guests. At the rear, a bright and open-plan sitting/dining room flows seamlessly into the kitchen, with direct access to a well-sized garden, providing an ideal setting for outdoor living. A convenient shower room is also located on this level, adding further functionality to the space.

Upstairs, the first floor features four well-proportioned bedrooms, offering flexible accommodation for families or home working. The main bathroom is centrally positioned for easy access from all bedrooms, ensuring comfort and convenience for everyday living.

This home combines spacious interiors with thoughtful design, creating a warm and inviting environment throughout. Ideal for families or those looking for extra space, this property presents a wonderful opportunity in a desirable location.

The owners have retained many original features, including high skirting boards, dado rails, ceiling roses and cornicing, adding a touch of history to the property.

Living in Ilford, just a stone's throw away from Valentines Park, offers the perfect blend of urban convenience and natural beauty. The neighbourhood is a vibrant mix of cultures, with an array of shops, restaurants, and cafes to explore. Valentines Park, a local gem, provides ample green space for leisurely walks, picnics, and outdoor sports, making it a peaceful retreat from the hustle and bustle of city life.

The proximity to the park adds a touch of tranquillity to everyday living, while the easy access to the Elizabeth Line ensures you're never far from the excitement of central London. Whether you're looking for a peaceful escape or a lively urban lifestyle, Ilford strikes a great balance.

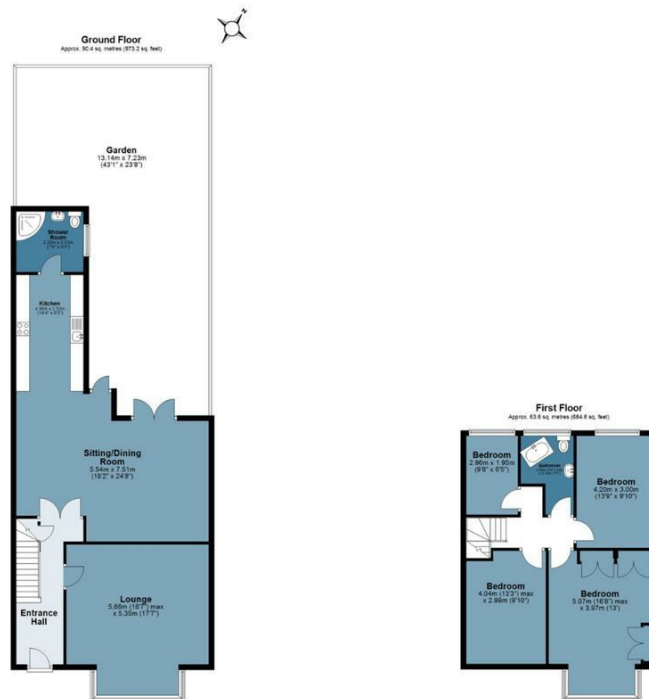




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Approx. Gross Internal Area 154.0 sq. metres (1657.8 sq. feet)

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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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