



Lord Avenue, Ilford, IG5

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**GUIDE PRICE - £1,000,000 - £1,200,000. Located on one of Clayhall's most prestigious roads, Lord Avenue offers nearly 2,000 sq ft of internal living accommodation with easy access to both Parkhill Primary School & Beal Secondary School.**



## Freehold

- Prestigious Location
- Potential To Extend (STPP)
- Newly Installed Family Bathroom & En-Suite
- Walking Distance To Parkhill & Beal Schools
- 4/5 Bedrooms
- 3 Reception Rooms
- Principal Bedroom With Balcony, Dressing Area & En-Suite
- Opposite Clayhall Park

Welcome to this beautifully arranged and spacious family home situated on the sought-after Lord Avenue. This impressive property offers a well-balanced layout across two floors, providing both versatile living and ample private space for the entire family.

Upon entering, you are greeted by a welcoming hallway that leads into a series of interconnected reception areas, including a bright and airy living room, a dedicated dining room, and a comfortable lounge that opens directly onto a generous rear garden, perfect for entertaining or family gatherings. A separate breakfast room adjacent to a well-appointed kitchen enhances the functionality of the ground floor, while internal access to the garage adds extra convenience.

Upstairs, the first floor comprises four well-proportioned bedrooms, offering ideal accommodation for a growing family. The principal bedroom boasts access to a private balcony and features a modern en-suite bathroom. The remaining bedrooms are served by a contemporary family bathroom, all accessible from a central landing.

This home harmonises thoughtful design with everyday practicality, making it an excellent choice for those seeking space, comfort, and style in a desirable residential location.

Living in Clayhall offers a perfect blend of suburban tranquility and urban convenience. This family-friendly area in East London is known for its tree-lined streets, excellent schools, and strong sense of community, making it a popular choice for professionals and growing families alike. Residents enjoy easy access to green spaces such as Clayhall Park, along with a variety of local amenities including shops, cafes, and restaurants.





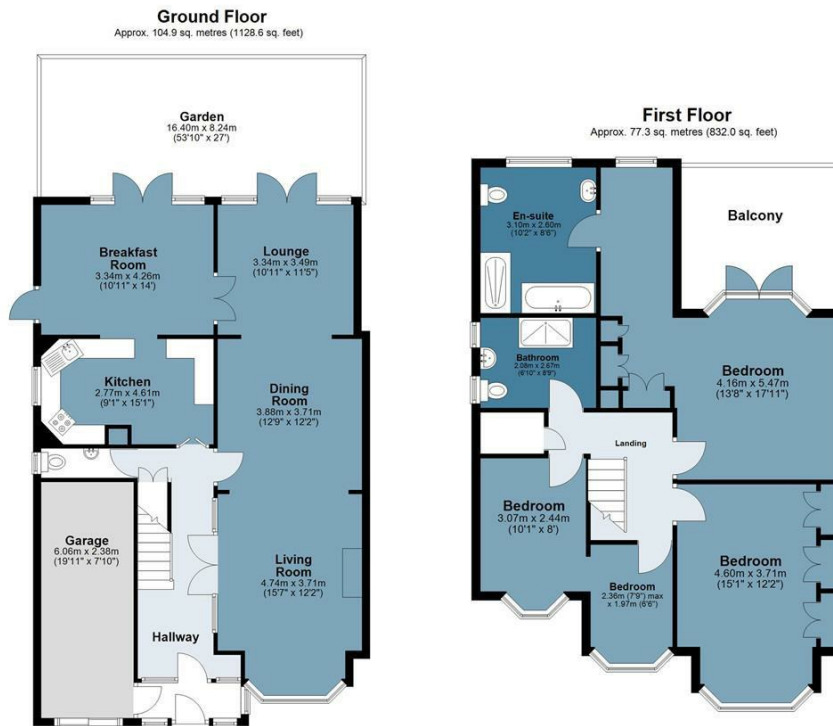




## Lord Avenue

Approx. Gross Internal Area 182.2 Sq M ( 1960.7 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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