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Carlisle Gardens, Ilford, IG1 3SN  
Asking Price £575,000

Nestled in the desirable Carlisle Gardens, Ilford, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests.

The house features a conveniently located bathroom, ensuring practicality for everyday use. One of the standout features of this property is the driveway, providing off-street parking and ease of access. Additionally, the potential to extend the property, subject to planning permission, opens up exciting possibilities for those looking to create their dream home.

Situated within walking distance to the train station, this location offers excellent transport links, making commuting to London and beyond a breeze. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, catering to all your daily needs.

Being chain-free, this property allows for a smooth and efficient purchase process. Whether you are looking to settle down in a vibrant community or seeking a sound investment opportunity, this house in Carlisle Gardens is not to be missed. Embrace the chance to make this delightful property your own and enjoy all that Ilford has to offer.



### Hallway

**5'10" x 11'10" (1.78m x 3.61m )**

Stairs to first floor landing, double glazed window to side aspect, single radiator, laminate flooring and power points.

### WC

**2'11" x 4'1" (0.89m x 1.24m )**

### Reception

**12'5" x 26'10" (3.78m x 8.18m )**

Double glazed bay window to front aspect, textured ceiling, single radiator, laminate flooring, electric fire place and power points.

### Kitchen

**8'7" x 10'6" (2.62m x 3.20m )**

Double glazed window to side aspect, single radiator, laminate flooring, tiled walls, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, plumbing for washing machine, space for fridge freezer, double glazed door leading to garden and power points.

### First Floor Landing

**6'2" x 7'9" (1.88m x 2.36m )**

Carpeted flooring and power points.

### First Floor Bathroom

**6'11" x 3'7" (2.11m x 1.09m )**

Double glazed opaque window to rear aspect, tiled walls, Lino flooring, extractor fan, electric shower, hand wash basin and vanity under, low level flush w/c.

### Bedroom One

**11'3" x 14'4" (3.43m x 4.37m )**

Double glazed bay window to front aspect, textured ceiling, single radiator, carpeted flooring and power points.

### Bedroom Two

**10'7" x 11'4" (3.23m x 3.45m )**

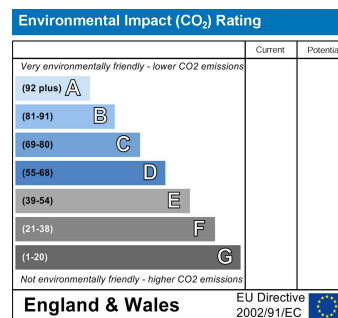
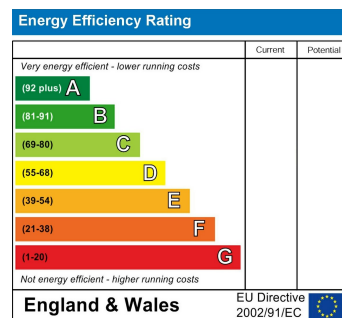
Double glazed window to rear aspect, textured

ceiling, build in storage cupboard, single radiator, carpeted flooring and power points.

### Bedroom Three

**7'1" x 7'7" (2.16m x 2.31m )**

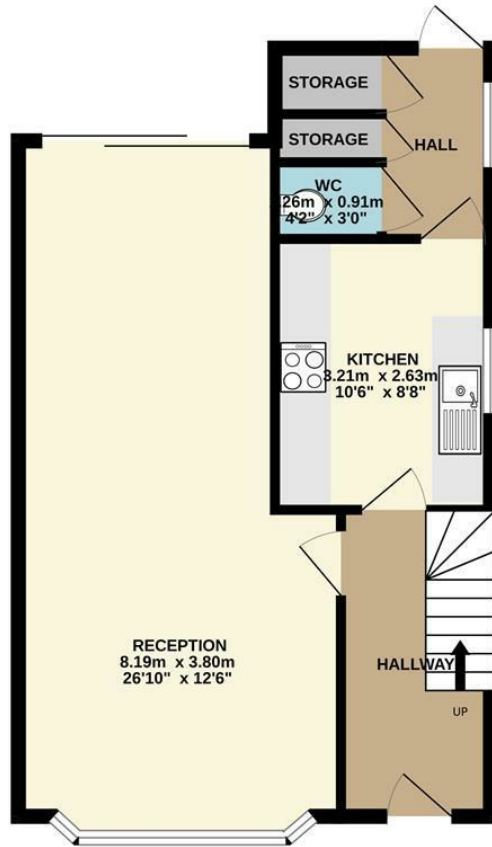
Double glazed window to front aspect, textured ceiling, build in storage cupboard, single radiator, carpeted flooring and power points.



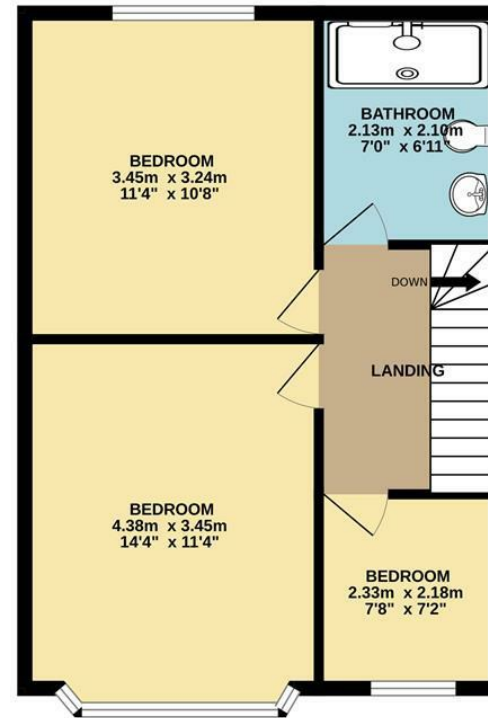




GROUND FLOOR  
48.2 sq.m. (519 sq.ft.) approx.



1ST FLOOR  
45.3 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA : 93.5 sq.m. (1007 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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