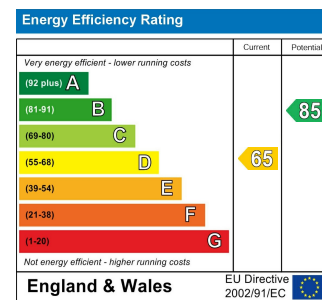
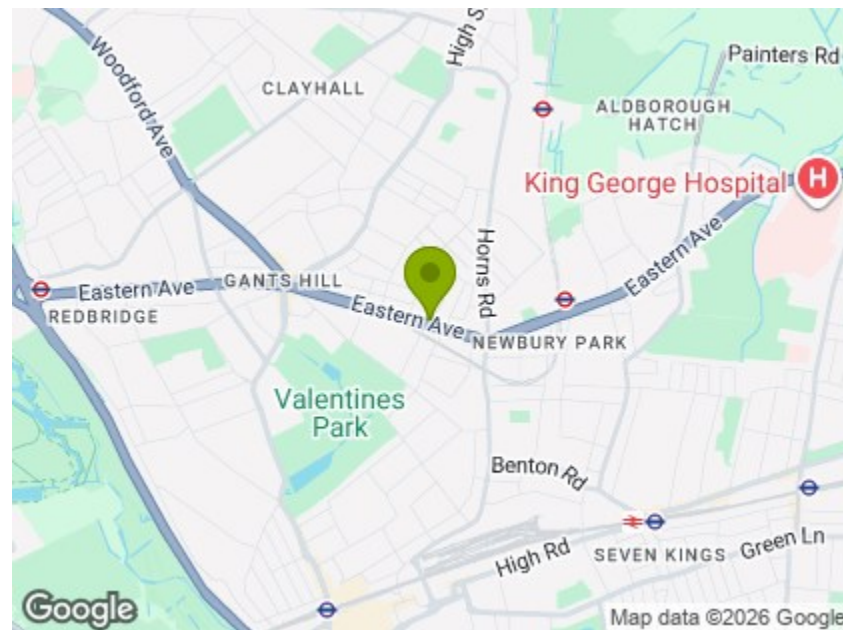


Total Area: 114.7 m<sup>2</sup> ... 1235 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



## CANTLEY GARDENS, ILFORD

£2,300 Per Calendar Month  
 3 Bed House



### Features:

- Three Bedroom House
- Two Reception Rooms
- Kitchen Diner
- First Floor Bathroom
- Off Street Parking
- Private Garden
- Walking Distance to Underground
- Holding Deposit: equivalent to one week's rent capped at £400

An impressively spacious three-bedroom terrace home in a peaceful yet well-connected spot near Newbury Park station and the greenery of Valentines Park.

Coming in at an 1235 square foot, it offers a large garden at the rear, as well as a huge amount of living space, and first floor bathroom and ground floor WC.

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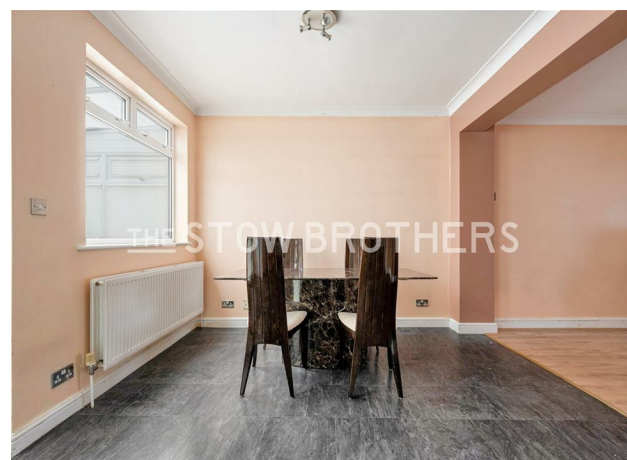
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#### IF YOU LIVED HERE...

Your peaceful, tree-lined street creates a welcoming first impression, and the sense of space and balance continues throughout the home.

The front reception room is filled with natural light thanks to the generous bay windows. This bright and comfortable space flows directly into the rear reception room, creating a practical layout that works well for both everyday living and entertaining. The rear reception would make an ideal dining area, particularly with its access to the conservatory and well-equipped kitchen.

To the rear of the property, the garden offers a good-sized

lawn along with mature planting and greenery.

In addition to the ground-floor WC, the first floor features a spacious family bathroom. You'll also find two double bedrooms with built-in storage, plus a single bedroom that would work equally well as a child's room, guest room, or home office.

Despite the peaceful location, you're within easy reach of the amenities and transport links of Newbury Park, and drivers have easy access to the M11, North Circular and M25. Newbury Park station is a short walk away and will get you directly into the City and West End via the Central line.



#### WHAT ELSE?

- You're a short drive from Fairlop Waters Country Park, the largest country park and leisure facility in Redbridge. It's packed with trails and even has a Outdoor Activity Centre.
  - Your local pub is a short stroll away - King George V, a laid back type of local pub with darts and pool, as well as good food.
- Parents will be pleased to know that there are plenty of great schools in the surrounding area.

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**Reception**  
11'11" x 12'7"

**Reception Room**  
10'4" x 11'11"

**Kitchen/Diner**  
17'0" x 13'11"

**Conservatory**  
17'0" x 9'6"

**WC**

**Bedroom**  
10'9" x 12'7"

**Bedroom**  
11'3" x 11'11"

**Bedroom**  
6'6" x 8'7"

**Bathroom**  
5'11" x 6'2"

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