

HERENT DRIVE, ILFORD

Offers In Excess Of £675,000 Freehold 3 Bed House



Features:

- Three Bedroom 1930's House
- Semi Detached
- Large Extended Kitchen-Diner
- Brick Built Garden Room
- Driveway
- Quiet Residential Location
- Moments From Clayhall Park
- South-East Facing Garden

A sumptuously appointed three bedroom 1930s semi detached home set back from the road, with a through lounge, skylit kitchen/diner, driveway, garden room and south-east-facing garden. Clayhall Park's greenery is just around the corner.

For endless acres of nature, Roding Valley Park's a mile away and ideal for following the River Roding south to Wanstead, or north for a picnic at picturesque Luxborough Lakes.

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IF YOU LIVED HERE...

You'll be stretching out across all 1700 square feet of this beautiful one-of-a-kind find, designed to delight at every turn. Step through the front door and porch - noting the original stained glass insets - for your first port of call. Your strikingly spacious through lounge. Coming in at 320 square feet, bistro shutters embellish the bow window, on-trend dusky pink hues cover the walls and a bespoke built-in blue unit makes complete the expert aesthetic.

Follow the beech floorboards past the dining area (where a charming cobalt blue study sits to your left) and throw open the doors here to make the entire space effectively dual aspect. Your kitchen/diner comes in at 315 square feet, home to twin skylights, a breakfast bar, chef's oven, perfect light grey cabinets with copper flourishes and an exposed brick wall. Underfloor heating keeps things cosy all year round. Slide open the floor to ceiling bi-folding patio doors to the rear for your south-east-facing garden.

It's a carefully curated mix of patio, lawn and beds bursting with lavender and olive trees, all leading to the red brick garden room.

A pergola serves as a fitting entrance to this versatile 210 square foot teal haven - fully powered and with its own WC. Back to the main house and the ground floor's completed by the chic-est of cloakrooms at the base of the stairway. Pad up here for two generous double bedrooms of over 140 square feet, plus an impeccable single. It's all finished off by the family bathroom, with a rainfall shower over the L-shaped tub, and a charming vessel sink.

WHAT ELSE?

- You have fourteen primary/secondary schools in a mile radius rated 'Good' or better by Ofsted. Parkhill Infants, Redbridge Primary and Gearies Primary are all top choices here. You're also in the catchment area for the highly sought after Beal High School, Ilford County Grammar School is just around the corner and Beehive Preparatory school is a mere three minutes by car.
- Hop onto the 679 bus route at the end of your street for journeys straight to Ilford station for the Elizabeth line and rail connections. Or the 123 route is ideal for Walthamstow, exploring Walthamstow Village or joining the speedy Victoria Line.
- Drivers can be at Redbridge tube station for the Central line, or coasting along the North Circular, in less than ten minutes.



A WORD FROM THE OWNER...

"I have lived in Clayhall for the best part of 20 years. I went to the excellent Beal High School which shaped me and gave me the sterling education to get into UCL, along with life long friends. I started my family in Clayhall; Clayhall Park was indispensable for the kids. It has been great living in a quiet residential area but with so many local amenities. On the weekend we would often go down to Wanstead High street for Belgique, South Woodford to the Odeon, indulge at one of the many dessert shops just off Gants Hill roundabout, or to Westfield for retail therapy. The excellent connections allow us to get into work. I would cycle to Aldgate along the picturesque Roding Valley and along the cycle super highway. The A12, A13, A406 and M11 is a short drive away. Alternatively, I would hop on the central line at Redbridge or Gants Hill. The kitchen is the family favourite; fond memories are in summer with the bifold doors open and having friends and family for a bbq. The best thing about living in Clayhall, is the community of families all helping each other out. Whether it is sharing dishes or keeping an eye out for each others home; there is a great community spirit. The area is ideal for families."

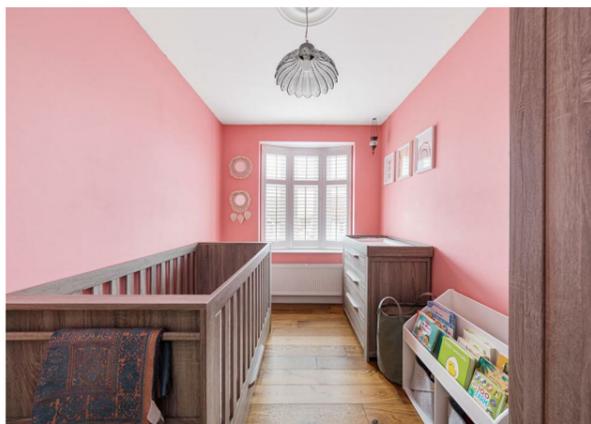
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Reception Room

28'7" x 11'9"

Kitchen / Dinner

18'5" x 17'11"

Study

8'7" x 7'5"

Bathroom

11'5" x 7'1"

Bedroom

17'4" x 11'6"

Bedroom

14'10" x 10'9"

Bathroom

7'9" x 7'0"

Garden Room

15'10" x 14'0"

Shed

8'8" x 4'8"

WC

Garden

approx. 49'2"



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