



Eton Road, ILFORD, IG1 2UN

Freehold

Guide Price £500,000



Council Tax: Band D
Redbridge

Guide Price £500,000 - £525,000. New to the market is this well-maintained terraced house for sale, boasting three bedrooms and a bathroom with potential to develop (subject to planning approval). The residence offers an array of advantages. Nestled in a quiet location, it provides easy access to public transport links, local amenities, schools, green spaces, and nearby parks. The area also benefits from a strong local community. This house would make an ideal home for families, offering suitable spaces to grow and flourish. This property promises a blend of comfort and convenience in a sought-after location.

- Chain Free
- Off Street Parking
- Sought after location
- Potential to Extend (Subject to planning approval)
- Gas central heating
- First Floor Bathroom



GROUND FLOOR

Hallway

Reception: 12' 11" x 11' 11" into bay (3.94m x 3.63m)

Kitchen Diner: 13' x 19' 2" (3.96m x 5.84m)

FIRST FLOOR

Bedroom One: 11' 5" x 11' 11" into bay (3.48m x 3.63m)

Bedroom Two: 10' 8" x 12' 11" (3.25m x 3.94m)

Bedroom Three: 7' 5" x 9' 4" (2.26m x 2.84m)

First Floor Bathroom/WC

EXTERIOR

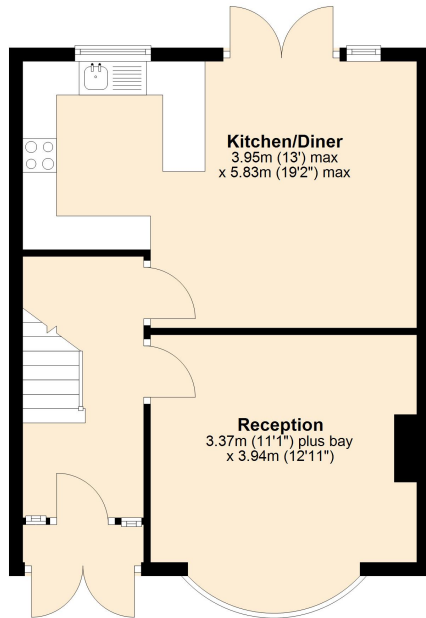
Off street Parking

Rear Garden



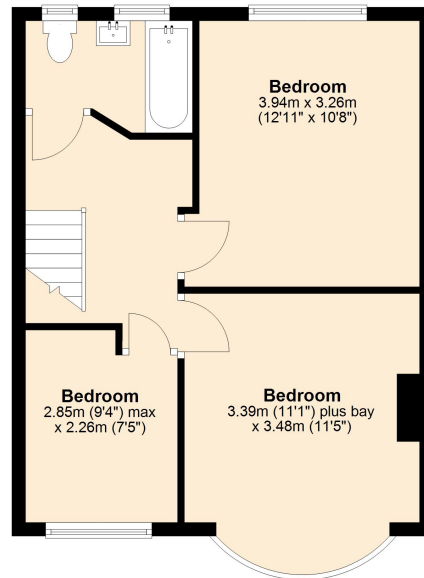
Ground Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Total area: approx. 87.5 sq. metres (941.3 sq. feet)

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.

Plan produced using PlanUp.

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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit "terms and conditions" on our website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	76
England, Scotland & Wales			
EU Directive 2002/91/EC			