



Lupin Crescent, Ilford. IG1 2JR.



PRICE
£500,000
To
£525,000

Transport Information

0.7 Miles to Barking Station for the C2C, District and Hammersmith and City, and Suffragette Lines with a plethora of bus routes nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Three Bedroom Townhouse
- Garage & Driveway
- Rear and Side Gardens
- Largest plot on the Development
- Three Bathrooms





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Guide Price: £500,000 to £525,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Located on this quiet cul-de-sac away from the hustle and bustle of Ilford Lane is this well presented three-bedroom townhouse with integrated garage and private driveway to the front.

The property which was originally built as a four bedroom and has been converted to three for the owners' use is end of terrace and one of two properties that are larger than the others on the development.

With a beautifully fitted kitchen, one family bathroom, ensuite to master bedroom as well as downstairs shower room the house is very well appointed for the larger family.

To the rear there is a well-maintained garden which is a hive of activity for nature and wildlife in the area as the current owner is very much an animal lover, and it continues behind the wall up the side of the property giving you a large area of outside space to use.

Within close proximity to the home there are Primary and Secondary schools all with good OFSTED reports and transport links are also good with A13, A406, and M11 within a short drive.

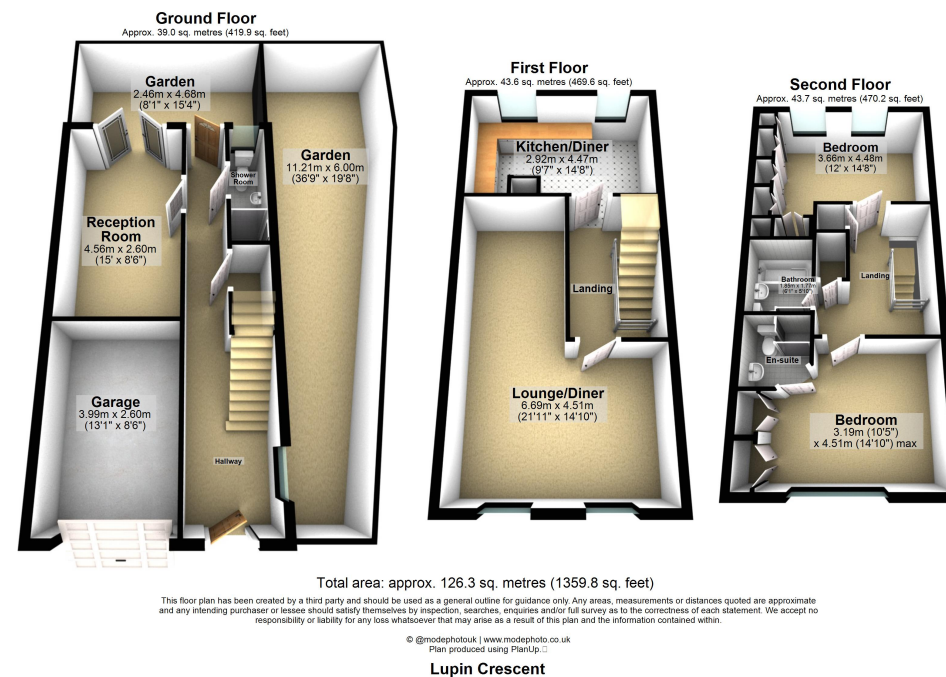
For local amenities there are a few local shops close by and Barking Town Centre, with the market and plethora of multicultural shops, is a stone's throw away which has all the big High Street names as well as big brand shopping centres like Asda. Slightly further afield for the more in-depth shopping trips, you have Stratford Westfield and Lakeside Thurrock.

This excellent property won't hang around, so pick up the phone and call now to book your space!

Council Tax Band: E
Council: Redbridge
Maximum Council Tax Fee Payable: £2,676.26

What the owner says...

This has been a great home for me over the years and has a lot of potential for a large family to have all the space they need.



Accommodation

Ground Floor

Reception One

15' 0" x 8' 7" (4.57m x 2.62m)

Shower Room

9' 5" x 2' 7" (2.87m x 0.79m)

Storage Closet

Garden

35' (10.67m)

Garage

1st Floor

Kitchen

14' 7" x 9' 7" (4.45m x 2.92m)

Reception Two

21' 9" > 10' 4" (6.63m > 3.15m) x 14' 7" > 7' 10" (4.45m > 2.39m)

2nd Floor

Bedroom One

12' 8" x 10' 5" (3.86m x 3.17m)

Ensuite

5' 6" x 5' 3" (1.68m x 1.60m)

Bedroom Two

12' 8" x 10' 7" (3.86m x 3.23m)

Bedroom Three

Bathroom

6' 0" x 5' 7" (1.83m x 1.70m)