



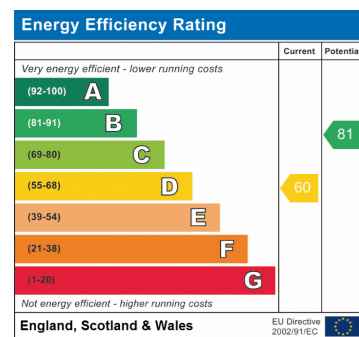
93 Westbury Road, Ilford. IG1 3BW.



PRICE
£425,000
To
£450,000

Transport Information

0.4 Miles to Ilford Station which is about 7 minutes walk for the Elizabeth Line.



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 End of Terrace House
- Large Easy to Maintain Garden
- Two Reception Rooms
- Double glazing and gas central heating



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.



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Guide Price: £425,000 to £450,000 F/H

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

Located on this hugely popular turning in Ilford Manor Park is this delightful three-bedroom end of terraced family home,

The property itself boasts of a spacious through lounge, fitted kitchen, ground floor family bathroom, then to the first floor there are three bedrooms which all well-proportioned. External the property has a large easily maintained rear garden which extends to approximately 45ft and is ideal for barbecues and alike.

This delightful property represents a great opportunity for any growing family or those looking to live in a lovely area with a real community feel about it and all the neighbours are great. Schools are only a short walk away, along with the local amenities and transport links which either by bus, road, or rail are excellent.

Close by the property is the Exchange shopping centre where there an abundance of high street brands, Ilford station is a few minutes' walk away and gives convenient access to the Elizabeth Line and into London fast and effectively.

Romford road is also close to the property which is a hive of activity and local amenities, there are two supermarkets within walking distance and also plenty of outside parkland space with Valentines park and Little Ilford Park both of which are just a short walk away and is a great outside space for walks and for the children to escape to.

Road links are good and the A13, A406 and A12 are all very close to the property there are also great links into London and surrounding areas.

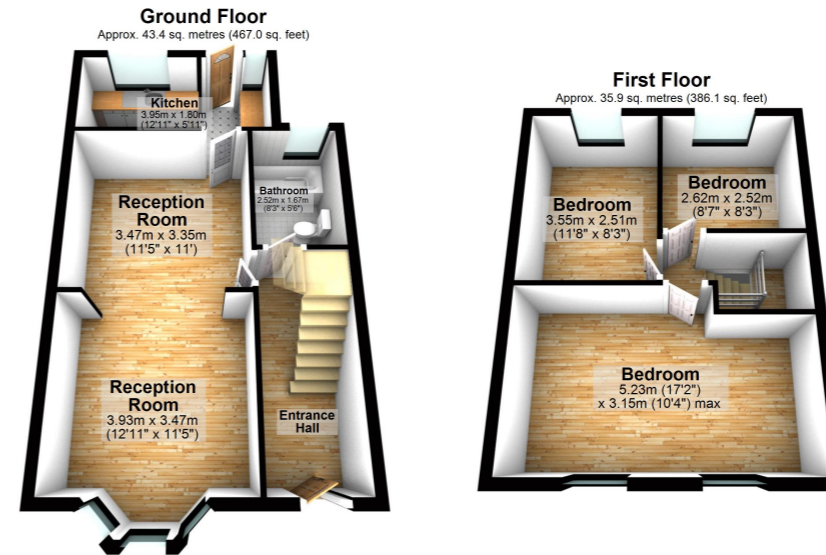
This property won't hang around long, so call now to view!

Council Tax Band: C

Council: Redbridge

What the owner says...

I've lived here for almost 50 years and now want to move out of London, so it's time to let another family enjoy this fantastic home.



Total area: approx. 79.2 sq. metres (853.0 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytypics.co.uk.

www.propertytypics.co.uk
Plan produced using PlanUp.

Accommodation

Reception One

13' 8" x 11' 4" (4.17m x 3.45m)

Reception Two

11' 0" x 11' 0" (3.35m x 3.35m)

Bathroom

7' 4" x 5' 3" (2.24m x 1.60m)

Kitchen

13' 0" x 5' 11" (3.96m x 1.80m)

Garden

45' 8" (13.92m)

1st Floor

Bedroom One

14' 8" x 10' 10" (4.47m x 3.30m)

Bedroom Two

11' 1" x 8' 4" (3.38m x 2.54m)

Bedroom Three

8' 7" x 7' 7" (2.62m x 2.31m)



