



BOWDEN
BRADLEY



9 Dane Road

, Ilford, IG1 2PE

Offers in the region of £475,000



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Nestled on the charming Dane Road in Ilford, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The house is presented in a well-maintained condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

The ground floor features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property has been thoughtfully extended to the rear, providing additional living space that enhances the overall functionality of the home. The modern bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the large garage situated at the rear, offering ample storage or the potential for a workshop. Additionally, off-road parking is available, a valuable asset in this bustling area. The well-presented rear garden provides a serene outdoor space, ideal for relaxation or family gatherings.

Location is key, and this home is conveniently close to Elm Park Station, making commuting a breeze. For nature enthusiasts, a nearby nature reserve offers a lovely escape into the great outdoors, perfect for leisurely walks or family outings.

This property is offered chain-free, making it an attractive option for buyers looking to move in without delay. With its blend of comfort, convenience, and charm, this three-bedroom terraced house on Dane Road is a must-see for anyone seeking a new home in Ilford.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

Living Room
11'6" x 10'9" (3.53 x 3.28)

Lounge
12'0" x 9'6" (3.68 x 2.92)

Bathroom
7'8" x 5'1" (2.36 x 1.57)

Kitchen
10'7" x 11'1" (3.23 x 3.4)

WC
4'3" x 2'7" (1.3 x 0.79)

Utility Room
6'2" x 2'7" (1.9 x 0.81)





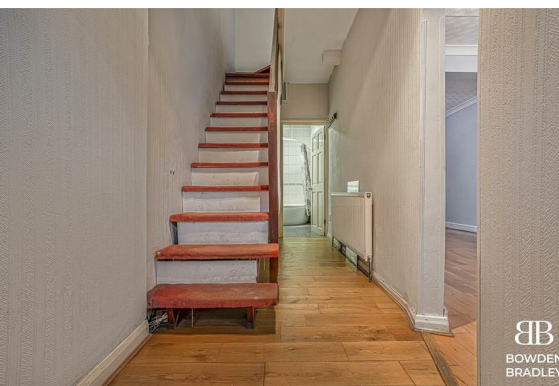
Landing

Bedroom
12'5" x 15'1" (3.81 x 4.61)

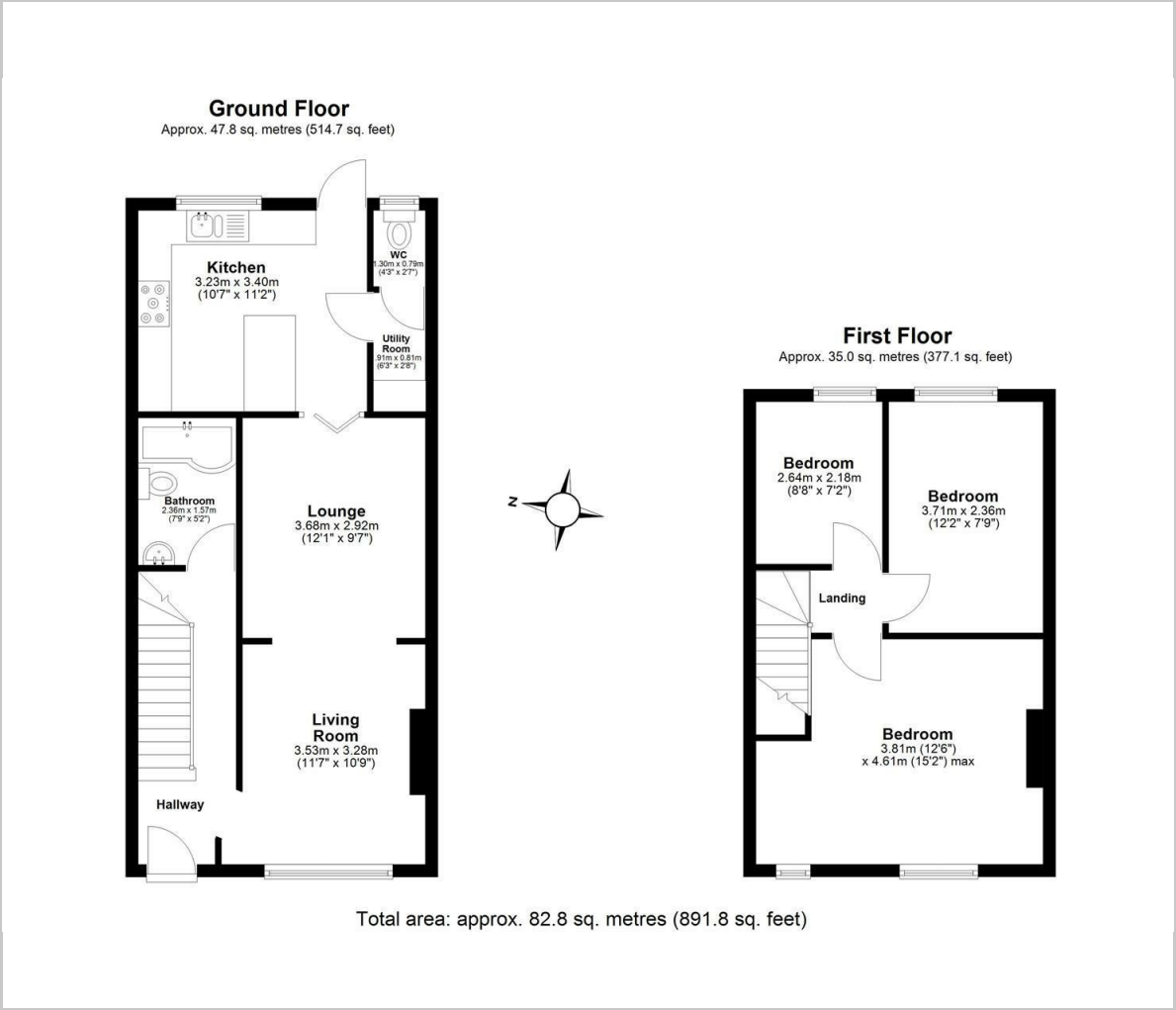
Bedroom
12'2" x 7'8" (3.71 x 2.36)

Bedroom
8'7" x 7'1" (2.64 x 2.18)

Garden



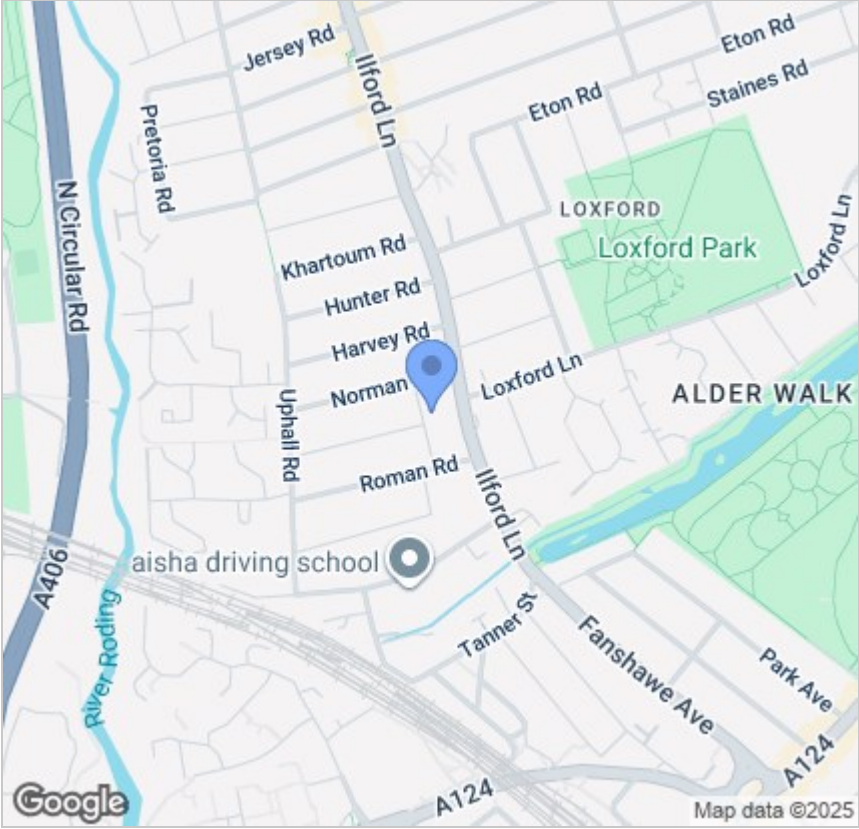
Floor Plan



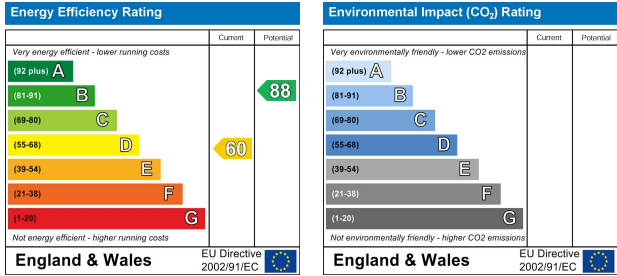
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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