



BOWDEN
BRADLEY



72 Tomswood Hill

, Ilford, IG6 2QQ

Guide price £525,000



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£525,000 - £575,000 Guide Price

Nestled in the desirable area of Tomswood Hill, Hainault, this charming mid-terrace house presents an excellent opportunity for families and professionals alike. The property features three well-proportioned bedrooms, providing ample space for comfortable living. Additionally, there is a versatile loft area.

The ground floor comprises two inviting reception rooms, perfect for entertaining guests or enjoying family time. The property has been thoughtfully extended at the rear, creating a spacious and modern living area that is finished to a high standard throughout. With two bathrooms, morning routines will be a breeze for the whole family.

A notable highlight of this property is the separate annex located at the bottom of the garden, offering a unique space that could be used as a home office, studio, or additional guest accommodation. The garden itself provides a lovely outdoor retreat, ideal for relaxation or social gatherings.

Parking is available for one vehicle, adding convenience to this already attractive home. The location is particularly advantageous, as it is within walking distance to Fairlop Station, ensuring easy access to central London and beyond. Furthermore, the beautiful Claybury Park is in close proximity, offering a wonderful space for outdoor activities and leisurely strolls.

In summary, this delightful property on Tomswood Hill combines modern living with a fantastic location, making it an ideal choice for those seeking a comfortable and convenient home.

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 wrong information.

Externals

Hallway

Living Room
11'10" x 13'8" (3.63 x 4.19)

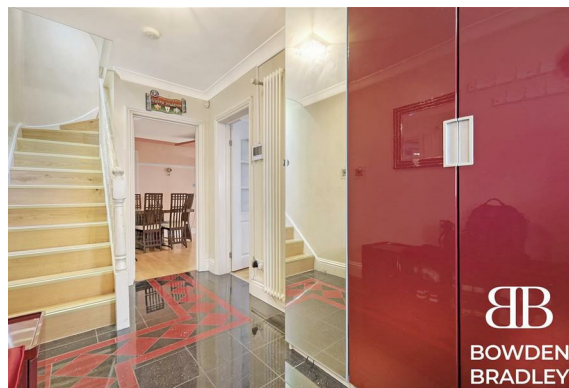
Dining Room
11'3" x 20'4" (3.45 x 6.21)

Kitchen
8'10" x 15'0" (2.71 x 4.59)

Shower Room

Landing

Bedroom
9'6" x 6'3" (2.92 x 1.92)





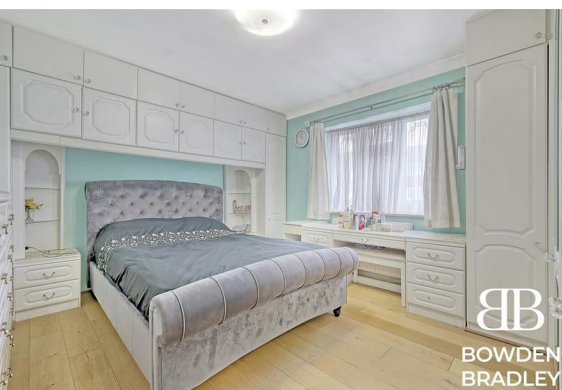
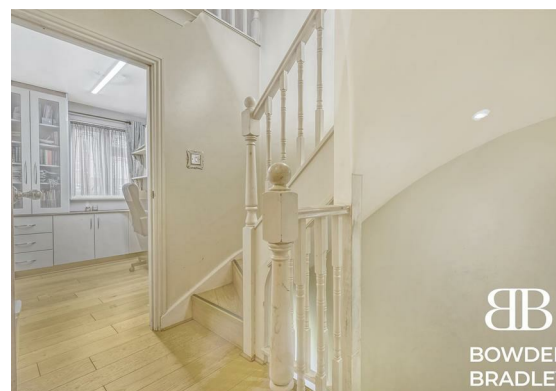
Bedroom
11'8" x 13'10" (3.57 x 4.24)

Bedroom
11'3" x 9'6" (3.45 x 2.90)

Bathroom

Bedroom
10'3" x 20'6" (3.14 x 6.27)

Outbuilding



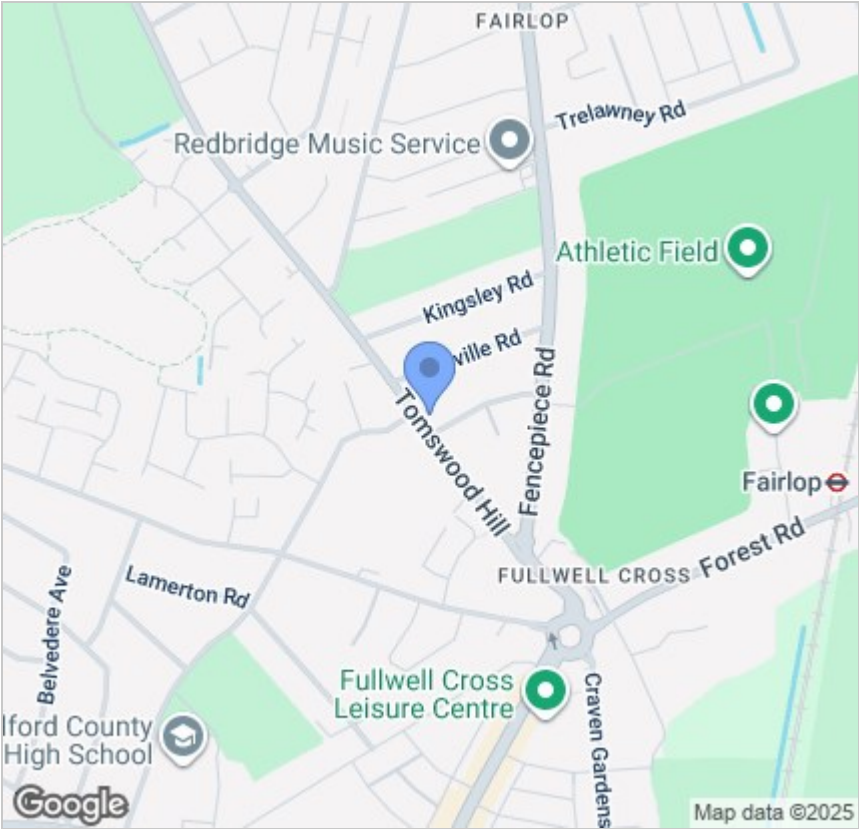
Floor Plan



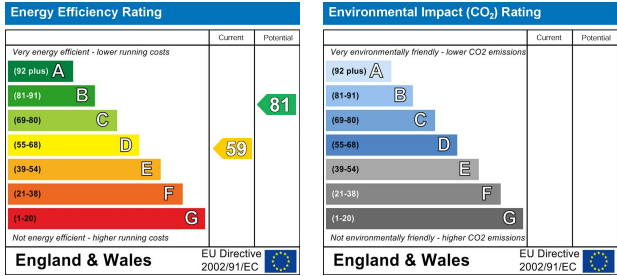
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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