



St. Marys Road, Ilford, IG1 1QY

Offers In Excess Of £475,000



SEMI-DETACHED FAMILY HOME WITH A DRIVEWAY AND GARAGE, WITH POTENTIAL FOR EXTENSION AT THE REAR, SIDE, AND LOFT - WALKING DISTANCE FROM ILFORD AND SEVEN KING RAIL STATION (ELIZABETH LINE)

OC Homes is delighted to offer this perfect family home with great potential, situated in a highly desirable location within Ilford. The property has access to a large garage via a rear entrance and also boasts a driveway for up to two vehicles. On the ground floor, you have a spacious lounge, an additional office/study room, a large kitchen/diner that forms part of a conservatory, and a three-piece bathroom.

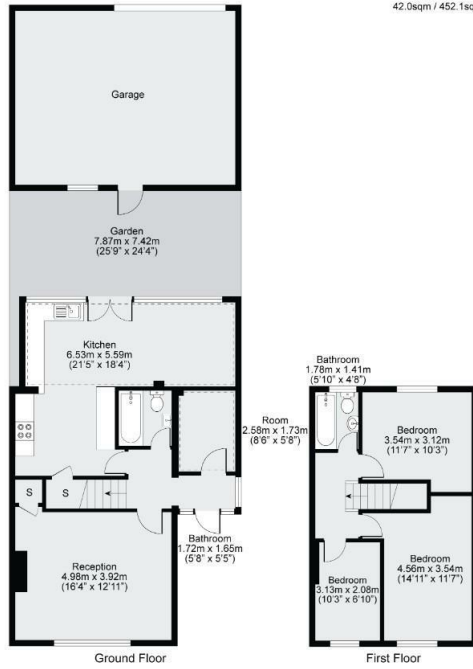
The first floor comprises; three bedrooms, a family bathroom, and access to a loft, that can be converted to an additional bedroom (subject to local authority consent).

Other benefits include, d/g, g/c/h, access to a garden via the conservatory, and a side entrance, which leads you to the garage at the rear of the property. The property is ideally located within Ilford, with easy access to local amenities, and public transport links, including Seven Kings and Ilford Rail Station.

- DOUBLE GARAGE
- DRIVEWAY
- TWO BATHROOMS
- OFFICE/STUDY
- CONSERVATORY
- WALKING DISTANCE TO ILFORD & SEVEN KINGS STATION (ELIZABETH LINE)

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



INTERNAL FINISHES: 112.2sqm / 1208.0sqft | TOTAL UTILITY SPACE: 1.9sqm / 20.5sqft | EXTERNAL FINISHES: 58.4sqm / 628.6sqft | RESTRICTED ACCESS HEIGHT: 0.0sqm / 0.0sqft



Energy Efficiency Rating	
Current	Potential
52	72

Environmental Impact (CO ₂) Rating	
Current	Potential
54	68



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