



## Elgin Road, Ilford, IG3 8LW

### Offers In The Region Of £775,000



**\*\* RARE TO MARKET DOUBLE FRONTED HOUSE. PRIME LOCATION IN SEVEN KINGS - CHAIN FREE \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to present to the sales market, this well-maintained four-bedroom double fronted terraced house with off street parking on the sought after Elgin Road, within walking distance to Seven Kings Train Station. The property has been a well loved family home for decades, and would make the dream family home for a new family who can out their stamp on this charming Victorian house. There is boundless scope for improvement and expansion, to create an amazing place to call home.

This spacious property with lots of natural light throughout, comprises; a lovely wide entrance hallway with access to the basement, a through lounge style reception room, second reception room, dining room, kitchen, ground floor shower room with separate w/c, and conservatory leading to a 50 ft rear garden, all of which is situated on the ground floor. The first floor has three double bedrooms, a fourth single bedroom, a three piece bathroom suite, and a wide landing that has access to a sizeable loft offering ample storage, which also has the potential for a loft conversion, with the opportunity to create an additional bedroom or two with bathroom (STPP).

Other benefits include off-street parking, being in close proximity to a number of local amenities and public transport links (Elizabeth Line Station moments away), as well as the aforementioned scope to convert the sizeable loft. This property is offered chain free, is sure to attract a lot of interest and viewings are highly recommended. Please call the OC Homes sales team to arrange a viewing.

- DOUBLE FRONTED HOUSE
- OFF STREET PARKING
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME
- CHAIN FREE

### 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.







Elgin Road, IG3

162.3 sq m / 1747 sq ft

8.8 sq m / 94 sq ft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		75
(81-91) B		
(69-80) C	65	
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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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