Gordon Road, Ilford, IG1 1SN
Offers In Excess Of £575,000

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IDEAL FAMILY HOME WITH A DRIVEWAY, TWO BATHROOMS AND LOFT CONVERSION, LOCATED IN A PRIME LOCATION, WITHIN WALKING DISTANCE TO ILFORD RAIL STATION (ELIZABETH LINE)

OC Homes is delighted to present this perfect family home in the heart of Ilford. This end-of-terrace home, which has already been extended at the rear, boasts a spacious lounge, a fitted kitchen that leads onto a large garden, and a three-piece shower room, all located on the ground floor.

The first floor offers three bedrooms and a three-piece bathroom suite and you also have access to a sizeable loft conversion offering a fourth bedroom.
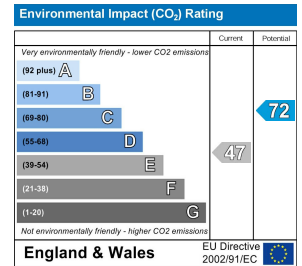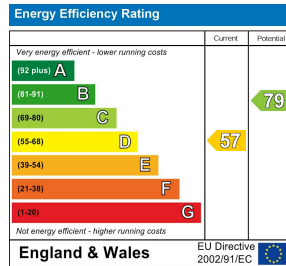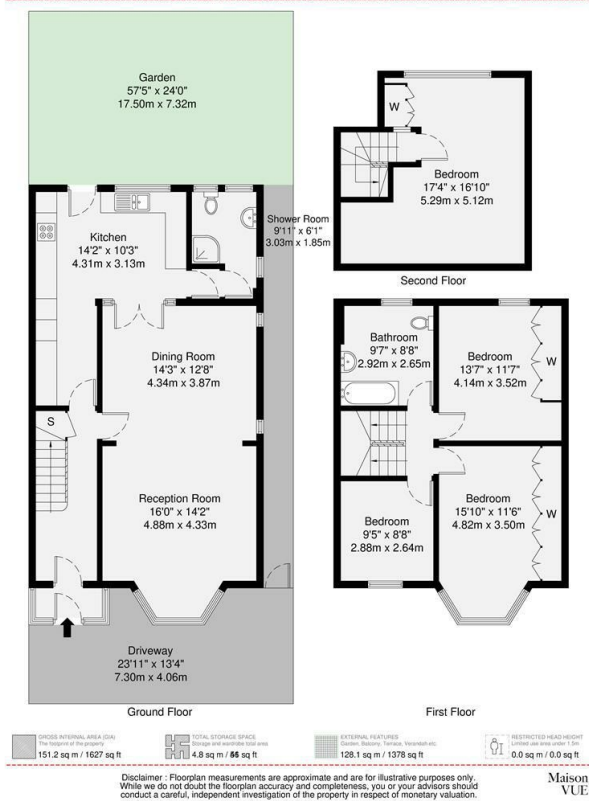
This is a fantastic opportunity to acquire a spacious family home in a highly sought-after location. Situated in the heart of Ilford, this property benefits from excellent transport links, including easy access to Ilford Station (Elizabeth Line), providing quick connections to central London. The home is also within the catchment area of outstanding schools, making it ideal for families. A variety of local amenities, including shops, restaurants, and parks, are within easy reach, ensuring convenience at your doorstep.

- PRIME LOCATION WITHIN ILFORD
- WALKING DISTANCE TO ILFORD STATION (ELIZABTHER LINE)
- THROUGH LOUNGE
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- DRIVEWAY FOR 2 CARS

Viewing

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

GROSS INTERNAL AREA

Garden
57'5" x 24'0"
17.50m x 7.32m

Kitchen
14'2" x 10'3"
4.31m x 3.13m

Shower Room
9'11" x 6'1"
3.03m x 1.85m

Dining Room
14'3" x 12'8"
4.34m x 3.87m

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Reception Room
16'0" x 14'2"
4.88m x 4.33m

Driveway
23'11" x 13'4"
7.30m x 4.06m

Ground Floor

W

Bedroom
17'4" x 16'10"
5.29m x 5.12m

Second Floor

Bathroom
9'7" x 8'8"
2.92m x 2.65m

Bedroom
13'7" x 11'7"
4.14m x 3.52m
W

Bedroom
9'5" x 8'8"
2.88m x 2.64m

Bedroom
15'10" x 11'6"
4.82m x 3.50m
W

First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
151.2 sq m / 1627 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.8 sq m / 55 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
128.1 sq m / 1378 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales   EU Directive 2002/91/EC

homes

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