



## Windsor Road, Ilford, IG1 1HE

### Offers In Excess Of £525,000



**\*\* STUNNING FAMILY HOME WITH DRIVEWAY AND OUTHOUSE, LOCATED IN A PRIME LOCATION, WITHIN WALKING DISTANCE TO ILFORD RAIL STATION (ELIZABETH LINE) - FURTHER POTENTIAL TO BUILD INTO LOFT \*\***

**\* GUIDE PRICE - £525,000 TO £550,000 \***

OC Homes is delighted to present to the sales market, this well presented family home in the heart of Ilford. This terraced home is beautifully presented throughout and is well designed with spacious rooms and lots of natural light. Accommodation comprises; Ground Floor: entrance hallway, a lovely reception room, ground floor shower room, dining room opening up to modern fitted kitchen/diner, which leads onto a well-presented garden that benefits from a great size outhouse. The first floor comprises three bedrooms, a three-piece bathroom suite and access to a sizeable loft offering more storage space but also has fantastic potential to build a third floor, which will allow for more bedrooms and bathrooms (Subject to planning consent).

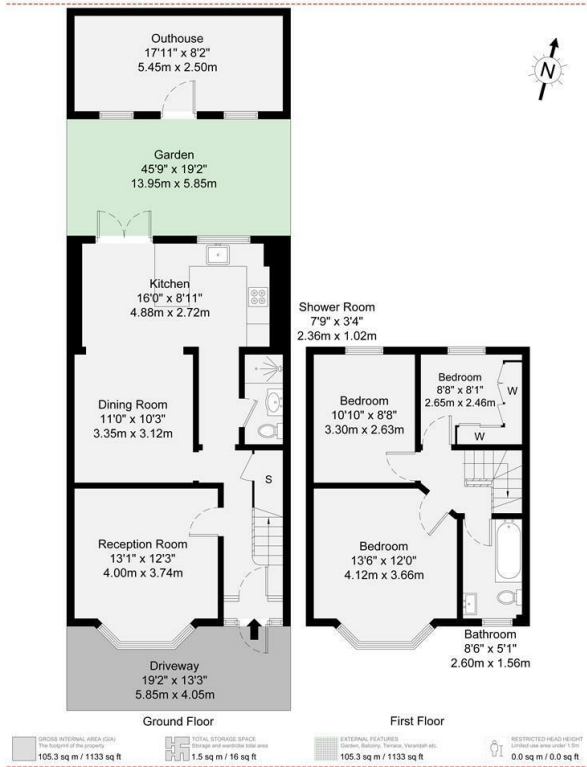
This is a fantastic opportunity to acquire a spacious family home in a highly sought-after location. Situated in the heart of Ilford, this property benefits from excellent transport links, including easy access to Ilford Station (Elizabeth Line), providing quick connections to central London. The home 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. To arrange a viewing, please call the OC Homes sales team.

- IDEAL FAMILY HOME
- EXCELLENT TRANSPORT LINKS
- SUPERB CONDITION THROUGHOUT
- MODERN KITCHEN & BATHROOMS
- OUTHOUSE
- OFF STREET PARKING
- POTENTIAL FOR LOFT CONVERSION
- LOTS OF LOCAL AMENITIES

### 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.





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

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