



Park Avenue, Ilford, IG1 4RS

Offers In Excess Of £775,000



**** SUPERB FAMILY HOME WITH DRIVEWAY BACKING ONTO VALENTINES PARK. LOCATED IN A PRIME LOCATION, WITHIN 10 MINS WALK TO ILFORD ELIZABETH LINE STATION ****

OC Homes is delighted to present to the sales market, this superbly presented four bedroom family home on the sought after Park Avenue in Ilford, IG1. This semi-detached home is beautifully presented throughout and is well designed with spacious rooms and lots of natural light. It has been extended by the owners to both front and rear elevations, and provides ample accommodation with scope to further expand into the loft (STPP).

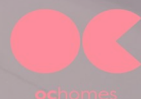
Accommodation comprises; Ground Floor: entrance hallway, reception room, ground floor shower room, dining room with open plan fitted kitchen, second larger reception room, which leads onto a well-presented garden. The first floor comprises four bedrooms, and a three-piece bathroom suite with access to a sizeable loft that has scope to be converted as desired.

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 being a 10 min walk to Ilford Station (Elizabeth Line) or circa 20 mins through Valentine's Park to Gants Hill Tube Station (Central Line), providing quick connections to central London. The home is also within the catchment area of outstanding local 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.

- SOUGHT AFTER LOCATION
- BACKING ONTO VALENTINES PARK
- EXCELLENT CONDITION THROUGHOUT
- WELL MAINTAINED FAMILY HOME
- EXCELLENT TRANSPORT LINKS
- 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.





GROUND FLOOR AREA (GFA)
The footprint of this property
142.1 sq m / 1529 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe capacity
3.6 sq m / 38 sq ft

EXTERNAL FEATURES
Garden, Shed, Driveway, Terrace, Transoms etc.
155.4 sq m / 1672 sq ft

RESTRICTED HEAD HEIGHT
Landing and stairs under 2.0m
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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (38-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | | |



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.