


Hazeldene Road, Ilford, IG3 9QZ

Guide Price £480,000

3 1 2 E



# Hazeldene Road

## Ilford, IG3 9QZ

- EPC RATING E
- Two reception rooms
- Bathroom
- CHAIN FREE
- Three bedrooms
- Kitchen
- Off street parking
- Circa 872 year lease

GUIDE PRICE-£480,000-£500,000
Nestled on the charming Hazeldene Road in Ilford, this delightful house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a conveniently located bathroom, ensuring practicality for daily routines. For those with vehicles, there is parking available for one car, adding to the convenience of this lovely home.

One of the standout features of this property is its proximity to local amenities, ensuring that shops, restaurants, and essential services are just a short stroll away. Additionally, the nearby Elizabeth Line station offers excellent transport links, making commuting to central London and beyond a breeze. For those who enjoy the outdoors, a lovely park is also within easy reach, perfect for leisurely walks or family outings.

This property is offered chain free, allowing for a smooth and straightforward purchase process. With its appealing features and prime location, this house on Hazeldene Road is a wonderful opportunity not to be missed.





Guide Price £480,000



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|---|---|
| ENTRANCE | |
| RECEPTION ONE | 13'11" x 12'7" (4.25m x 3.85m) |
| RECEPTION TWO | 12'4" x 11'7" (3.76m x 3.55m) |
| DINING AREA | 9'0" x 8'1" (2.75m x 2.48m) |
| KITCHEN | 12'3" x 11'4" (3.74m x 3.47m) |
| CLOAKROOM | 4'3" x 6'3" (1.30m x 1.93m) |
| STAIRS TO FIRST FLOOR | |
| BEDROOM ONE | 12'8" x 10'11" (3.88m x 3.35m) |
| BEDROOM TWO | 12'4" x 10'11" (3.76m x 3.35m) |
| BEDROOM THREE | 9'5" x 8'8" (2.88m x 2.65m) |
| BATHROOM | 9'0" x 8'8" (2.76m x 2.65m) |
| STAIRS TO LOFT STORAGE AREA | |
| EXTERIOR | |



AGENT NOTE

LEASEHOLD PROPERTY

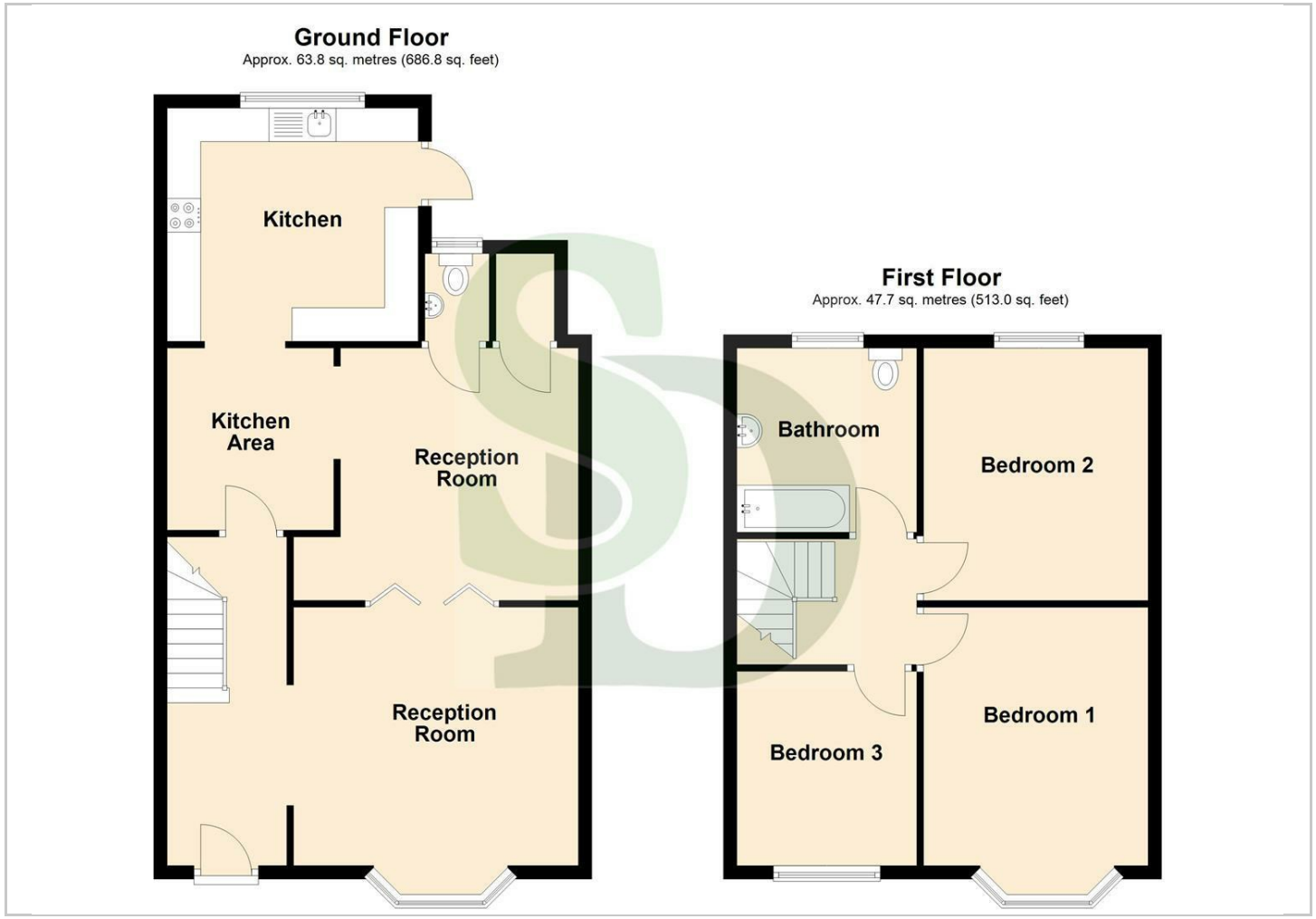
SELLERS NOTE

Directions

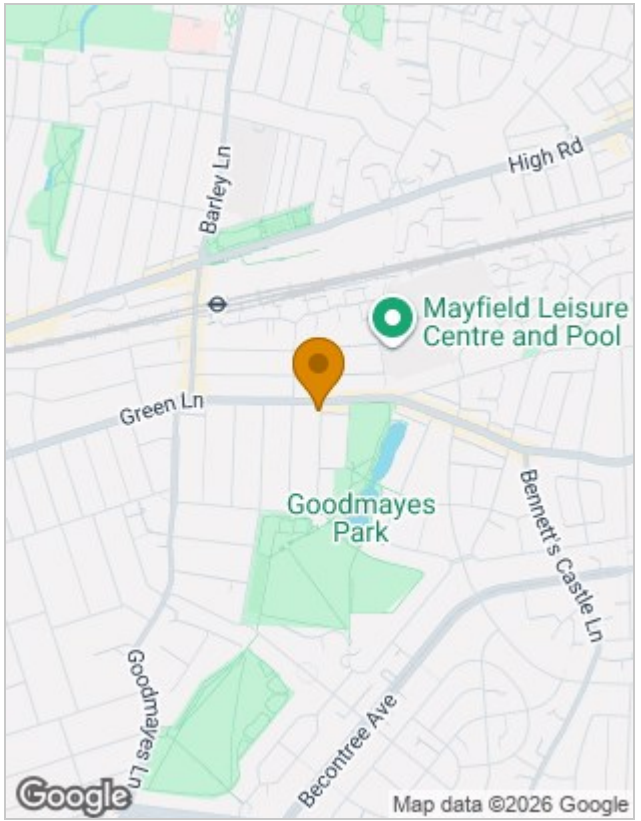




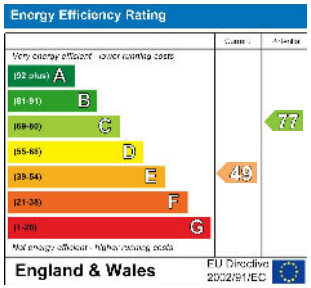
## Floor Plans




## Location Map




## Energy Performance Graph




## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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