Sandra Davidson
ESTATE AGENTS

Hickling Road, Ilford, IG1 2HY

£450,000

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Hickling Road

Ilford, IG1 2HY

- EPC D
- Lounge
- Bathroom
- Public transport
- Three bedrooms
- Kitchen
- Close to Ilford Town
- CHAIN FREE

We are acting in the sale of the above property and have received an offer of £440,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Nestled on the charming Hickling Road in Ilford, this property presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living.

Situated in a vibrant community, this property benefits from local amenities, schools, and transport links, making it an ideal location for those who value accessibility and convenience. Whether you are looking to settle down or invest, this house on Hickling Road is a wonderful option that combines comfort with a prime location. Do not miss the chance to make this charming property your new home.

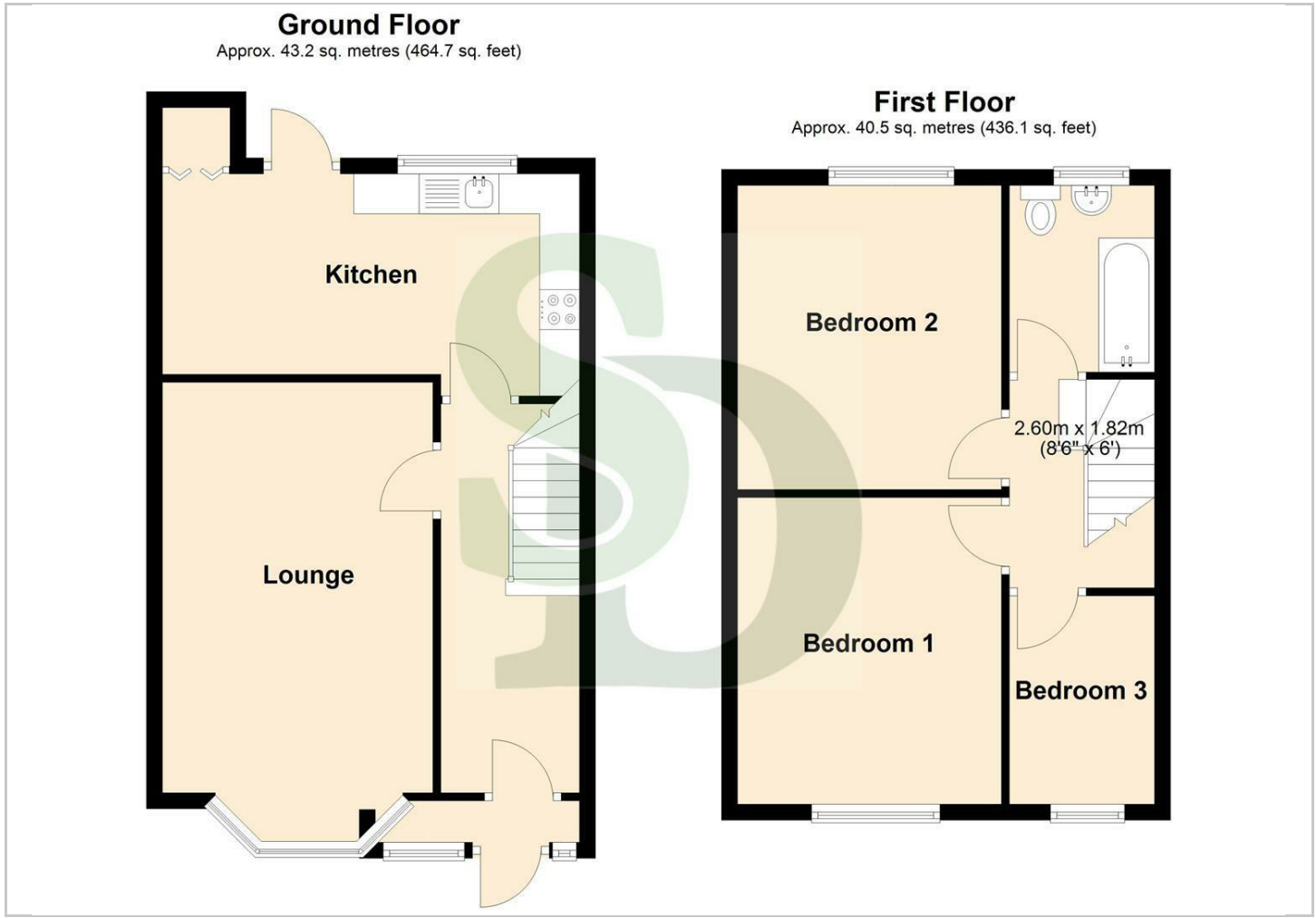
£450,000

ENTRANCE	
LOUNGE	16'10" x 11'1" (5.14m x 3.39m)
KITCHEN	17'1" x 9'0" (5.21m x 2.75m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	12'7" x 10'10" (3.84m x 3.32m)
BEDROOM TWO	12'5" x 10'10" (3.79m x 3.32m)
BEDROOM THREE	8'6" x 5'11" (2.60m x 1.81m)
BATHROOM	7'6" x 5'8" (2.31m x 1.75m)
EXTERIOR	31 (9.45m)
OUTBUILDING	15'7" x 9'3" (4.75m x 2.82m)
AGENTS NOTE	

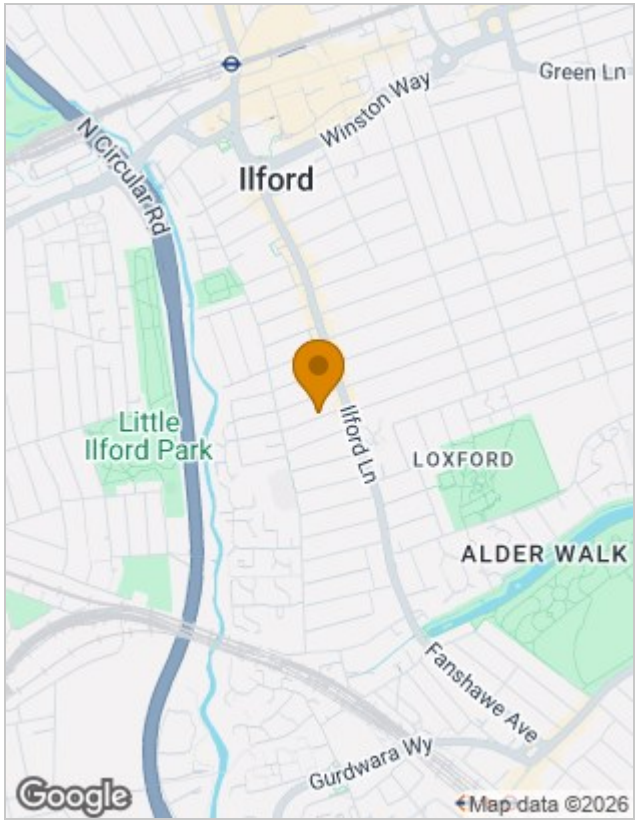
Directions

Wake up
every morning with the thought
that something
Wonderful
is going to happen

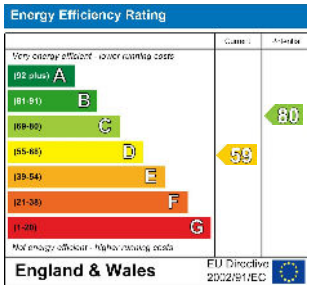
Floor Plans



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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com https://www.sandradavidson.com