



Henley Road, Ilford, IG1 2TS

Offers In Excess Of £475,000





Henley Road

Ilford, IG1 2TS

- EPC - D
- THREE RECEPTION ROOMS (TWO USED AS THROUGH LOUNGE)
- POTENTIAL FOR OFF STREET PARKING
- DOUBLE GLAZED WINDOWS
- GREAT FOR SCHOOLS AND LOCAL AMENITIES
- THREE BEDROOM HOUSE
- LOTS OF POTENTIAL
- GAS CENTRAL HEATING
- EASY ACCESS TO ILFORD LAND AND SOUTH PARK DRIVE
- BASEMENT

Welcome to this charming mid-terrace house located on the desirable Henley Road in Ilford. This spacious property boasts three well-proportioned bedrooms, making it an ideal family home. The house features three reception areas, providing ample space for relaxation and entertainment. Additionally, there is a basement that offers further potential for storage or conversion.

The property presents exciting opportunities for expansion, with the potential for loft and rear extensions, subject to planning permission. This flexibility allows you to tailor the home to your specific needs and preferences. Furthermore, there is potential for off-street parking, which is a valuable asset in this bustling area.

Situated in a great location, the house is conveniently close to Ilford Lane, where you will find a variety of shops, restaurants, and local amenities. The area is well-connected, making it easy to access public transport links for commuting to central London and beyond.

The house is equipped with gas central heating and double-glazed windows, ensuring comfort and energy efficiency throughout the year. This property is not just a house; it is a wonderful opportunity to create a home that suits your lifestyle. Don't miss the chance to view this fantastic property and explore its full potential.



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ENTRANCE PORCH

RECEPTION ONE (through lounge with reception two)
13'11" into bay x 11'6" (4.26m into bay x 3.51)

RECEPTION TWO (through lounge with reception two)
12'7" x 9'5" (3.84m x 2.89m)

RECEPTION THREE 12'2" x 10'1" (3.71m x 3.09m)

KITCHEN 9'7" x 8'4" (2.94m x 2.55m)

LEAN-TO 7'10" x 4'3" (2.39m x 1.30m)

STAIRS TO FIRST FLOOR

BASEMENT 14'1" x 6'8" (4.31m x 2.05m)

BEDROOM ONE
14'4" into bay x 13'2" (4.38m into bay x 4.03m)

BEDROOM TWO 11'10" x 10'2" (3.62m x 3.10m)

BEDROOM THREE 8'0" x 6'5" (2.44m x 1.97m)



BATHROOM
EXTERIOR
AGENTS NOTE

8'11" x 8'2" (2.74m x 2.49m)

Directions

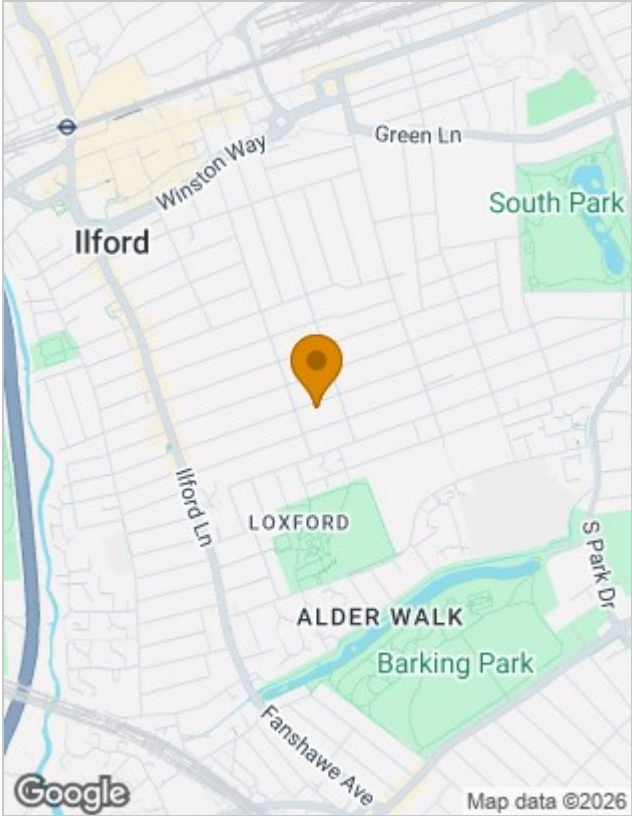




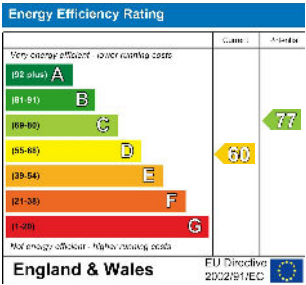
Floor Plans



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.