

Sandra Davidson
ESTATE AGENTS

Clifford Avenue, Ilford, IG5 0UJ

Offers In Excess Of £525,000

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DON'T STOP WHEN YOU'RE TIRED STOP WHEN YOU'RE DONE

Clifford Avenue

Ilford, IG5 0UJ

Offers In Excess Of £525,000



- Three Bedroom
- Two Bathroom
- Through Lounge
- Potential for further extensions (Subject to Planning)
- Great Location

A three bedroom terraced house with private driveway offering off street parking. The house has potential to extend (Subject to planning permission) by going up into the loft.

Upon entering the property, you are greeted with a through reception room that leads onto the extended kitchen/dining room, which leads out onto a private garden. Additionally, the ground floor houses a separate shower room.

Ascending to the first floor, you will find two double bedrooms and a third single bedroom. There is a family bathroom with three piece suite.

The property has the potential to extend into the loft (subject to planning permission).

The property is situated within the catchment area of numerous well-regarded schools. The house further benefits from easy access to the A12 and M11. Local shops, amenities and parks are all in close proximity.







Directions

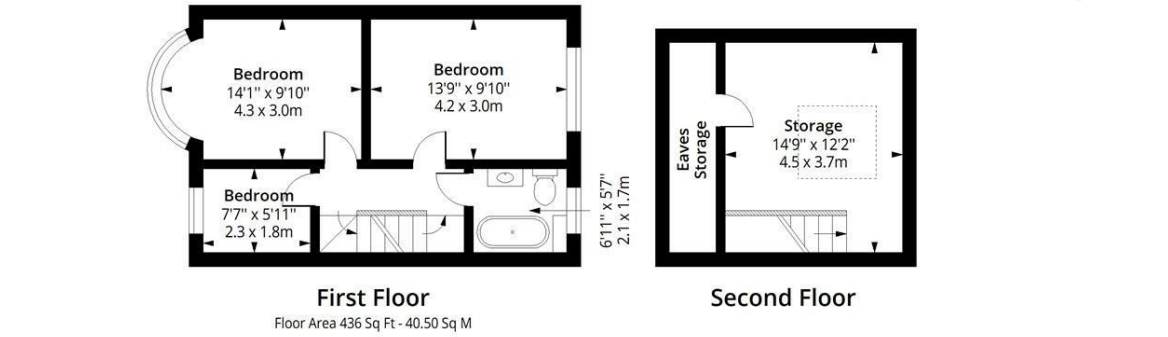



BOSCH

Floor Plans

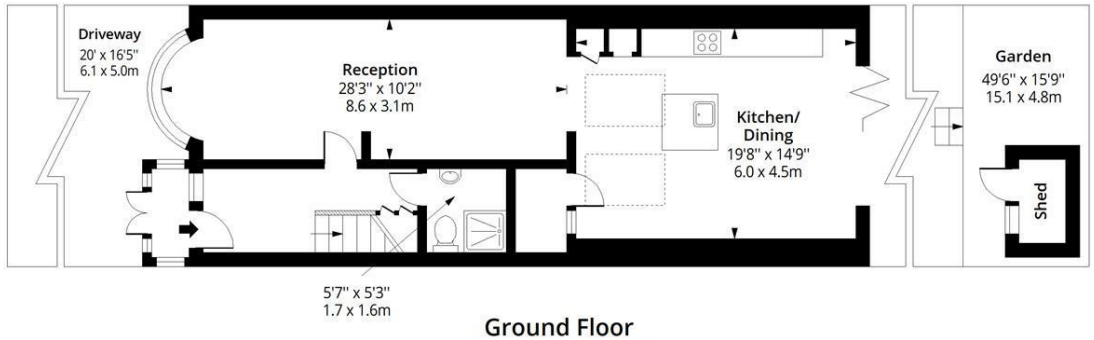
Clifford Avenue IG5

Approx. Gross Internal Area 1172 Sq Ft - 108.88 Sq M
Approx. Gross Eaves Storage/Storage 242 Sq Ft - 22.48 Sq M
Approx. Gross Shed Area 19 Sq Ft - 1.77 Sq M



First Floor
Floor Area 436 Sq Ft - 40.50 Sq M

Second Floor



Ground Floor
Floor Area 736 Sq Ft - 68.37 Sq M

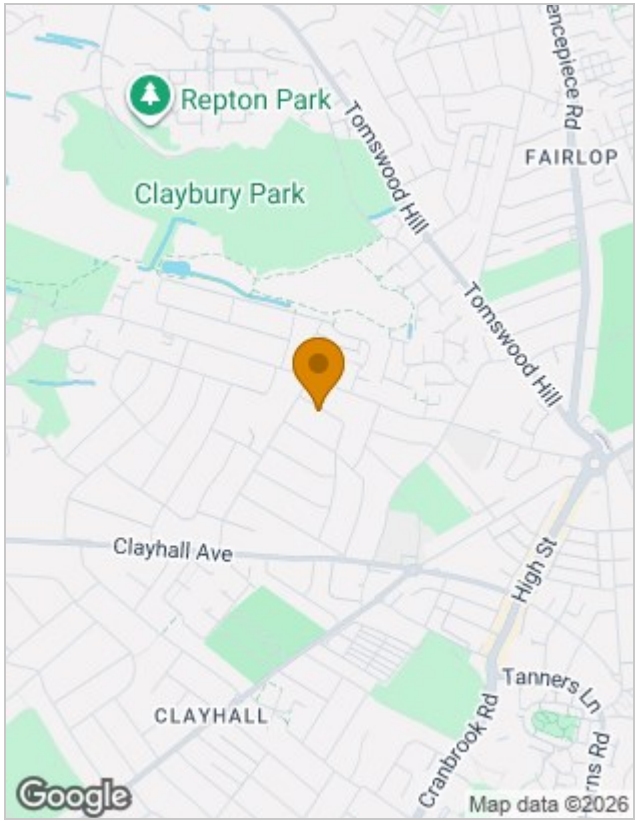
Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

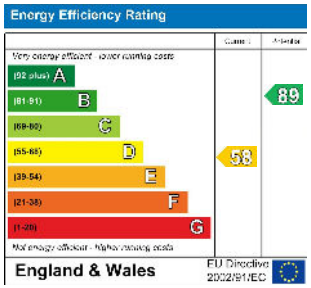
lpaplus.com

Date: 8/24/2026

Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211
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.

10 Roding Lane South, Essex, IG4 5NX
Tel: 020 8551 0211 Email: redbridge@sandradavidson.com https://www.sandradavidson.com