



30 Easternville Gardens

, Ilford, IG2 6AB

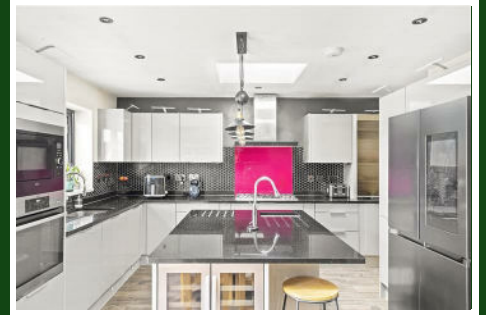
£700,000



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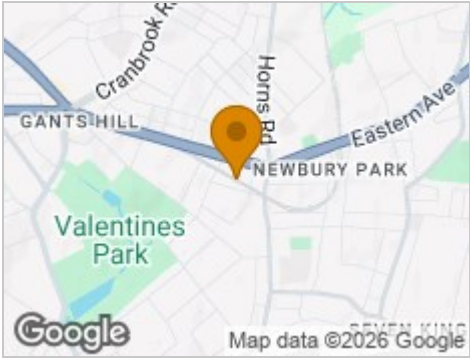
Road Map



Hybrid Map



Terrain Map



Floor Plan

Easternville Gardens, IG2

Approx. Gross Internal Area 1564 Sq Ft - 145.30 Sq M
Approx. Gross Eaves Storage/Shed Area 181 Sq Ft - 16.81 Sq M

Bedroom
13'5" x 12'6"
4.1 x 3.8m

Bedroom
12'2" x 11'6"
3.7 x 3.5m

Bedroom
7'3" x 6'7"
2.2 x 2.0m

Bathroom
7'10" x 5'11"
2.4 x 1.8m

First Floor

Floor Area 491 Sq Ft - 45.61 Sq M

Eaves Storage

Bedroom
16'1" x 14'1"
4.9 x 4.3m

Bathroom
6'7" x 5'7"
2.0 x 1.7m

Second Floor

Floor Area 295 Sq Ft - 27.41 Sq M
(Excluding Eaves Storage)

Driveway
17'1" x 11'10"
5.2 x 3.6m
(approximate)

Reception
13'9" x 10'6"
4.2 x 3.2m

Reception
12'2" x 11'6"
3.7 x 3.5m

Kitchen/
Dining
18'1" x 13'9"
5.5 x 4.2m

Bathroom
7'10" x 2'4"
2.4 x 0.7m

Garden

Shed
10'6" x 9'2"
3.2 x 2.8m

Sitting
54'2" x 20'8"
16.5 x 6.3m
(approximate)

Ground Floor

Floor Area 778 Sq Ft - 72.28 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.

ipaplus.com

Date: 7/1/2026

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.

Energy Efficiency Graph

Energy Efficiency Rating	Score
A	85-100
B	73-84
C	69-72
D	65-68
E	55-64
F	45-54
G	1-44

Current Rating: 85

England & Wales, EU Directive 2002/91/EC

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