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ESTATE AGENTS

Abbotsford Road, Ilford, IG3 9SN

Offers In Excess Of £600,000

4 1 3



Abbotsford Road

Ilford, IG3 9SN

- EPC TBC
- Three reception rooms
- Bathroom
- Cloakroom
- Public transport
- Four bedrooms
- Kitchen
- Shared drive to garage
- Local park
- Elizabeth Line

Nestled on the charming Abbotsford Road in Goodmayes, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living. The three inviting reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The well-appointed bathroom ensures convenience for all residents, while the shared drive leading to the garage adds practicality to your daily routine.

One of the standout features of this home is its proximity to local parks, perfect for leisurely strolls or outdoor activities with family and friends. Additionally, the property benefits from excellent public transport links, ensuring that commuting to nearby areas is both straightforward and efficient. Local amenities are also within easy reach, providing everything you need for day-to-day living.

This semi-detached house on Abbotsford Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. With its generous living spaces and convenient location, this property is sure to attract interest. Do not miss your chance to make this charming house your new home.





Offers In Excess Of £600,000



ENTRANCE	
RECEPTION ONE	16'8" x 15'1" (5.10m x 4.60m)
RECEPTION TWO	17'4" x 10'9" (5.30m x 3.30m)
RECEPTION THREE	11'9" x 10'5" (3.60m x 3.20m)
KITCHEN	7'2" x 6'6" (2.20m x 2.00m)
CLOAKROOM	
STAIRS TO FIRST FLOOR	
BEDROOM ONE	15'5" x 13'5" (4.70m x 4.10m)
BEDROOM TWO	14'1" x 9'10" (4.30m x 3.00m)
BEDROOM THREE	11'1" x 9'6" (3.40m x 2.90m)
BEDROOM FOUR	10'5" x 7'10" (3.20m x 2.40m)
BATHROOM	7'10" x 9'10" (2.40m x 3.00m)
EXTERIOR	77' (23.47m)



SHARED DRIVE TO GARAGE

15'8" x 9'10" (4.80m x 3.00m)

AGENTS NOTE

Directions




CWTCH ME
IF YOU CAN

Floor Plans

Abbotsford Road IG3

Approx. Gross Internal Area 1380 Sq Ft - 128.20 Sq M
Approx. Gross Garage/ Shed Area 171 Sq Ft - 15.89 Sq M



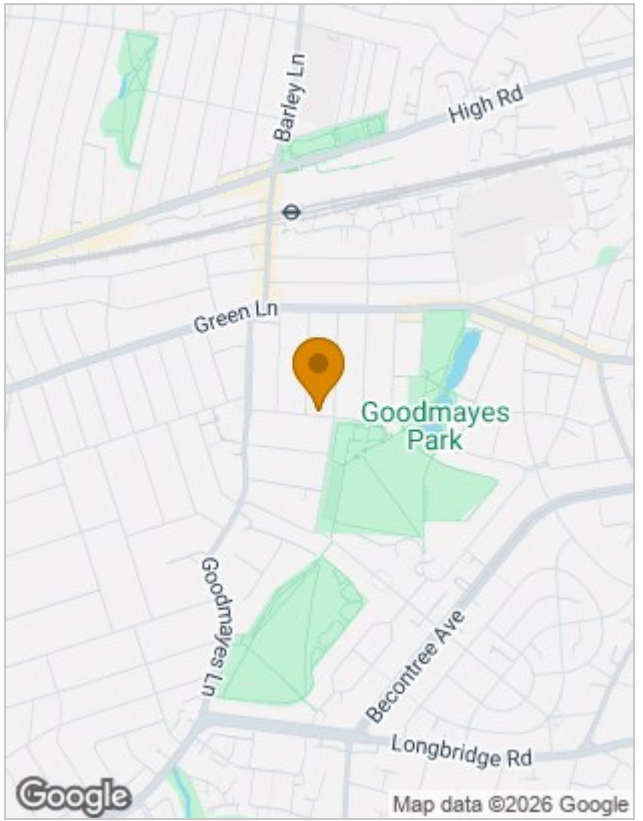
Certified Property Measurer

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.

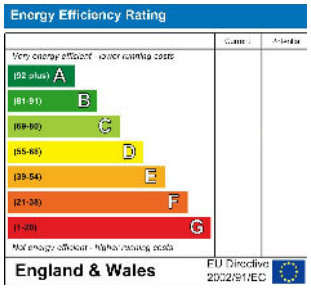
lpaplus.com

Date: 6/11/2026

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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