



102 Herent Drive, Ilford, London, IG5 0HQ

Asking price £795,000

AVAILABLE NOW ... 4 BEDROOMS WITH GREAT SCOPE TO EXTEND

Edward Taub are delighted to be able to offer to the market this four bedroom semi detached house on Herent Drive.

This property has been a much loved family home for our vendors and their children. It is situated on a good sized corner plot offering direct access to Parkhill Infant & Junior Schools as well as being in the catchment area for Beal Senior school. The property benefits from a 43' through lounge/diner and sitting room, as well as a 2nd reception room, kitchen/diner and downstairs cloakroom.

The first floor boasts a large master bedroom with a sizeable ensuite bathroom, two further double bedrooms, a single bedroom to the front as well as a good sized family bathroom. Externally the property has a wraparound garden with patio area which takes in a lot of sunlight, an attached garage and there is ample off street parking for three to four vehicles.

There is also genuine scope to add square footage and value to the side and rear of the property as well as the loft area and the garage (Subject to Planning Permission). So if you are considering a property with potential then look no further.

Contact the sales team today to arrange a viewing appointment.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

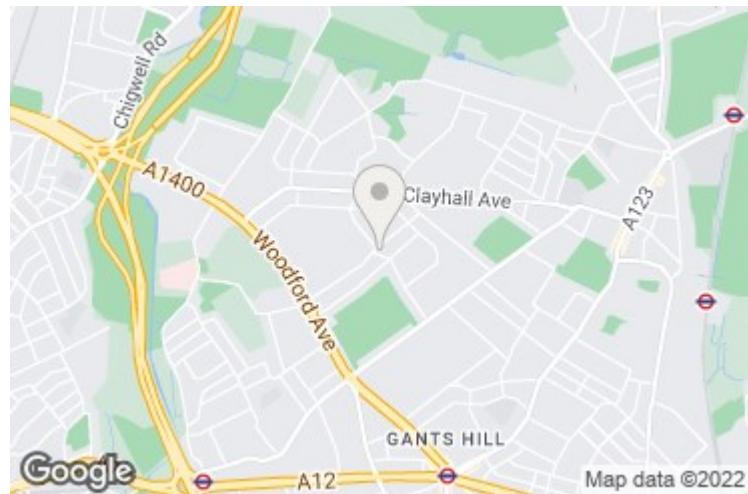
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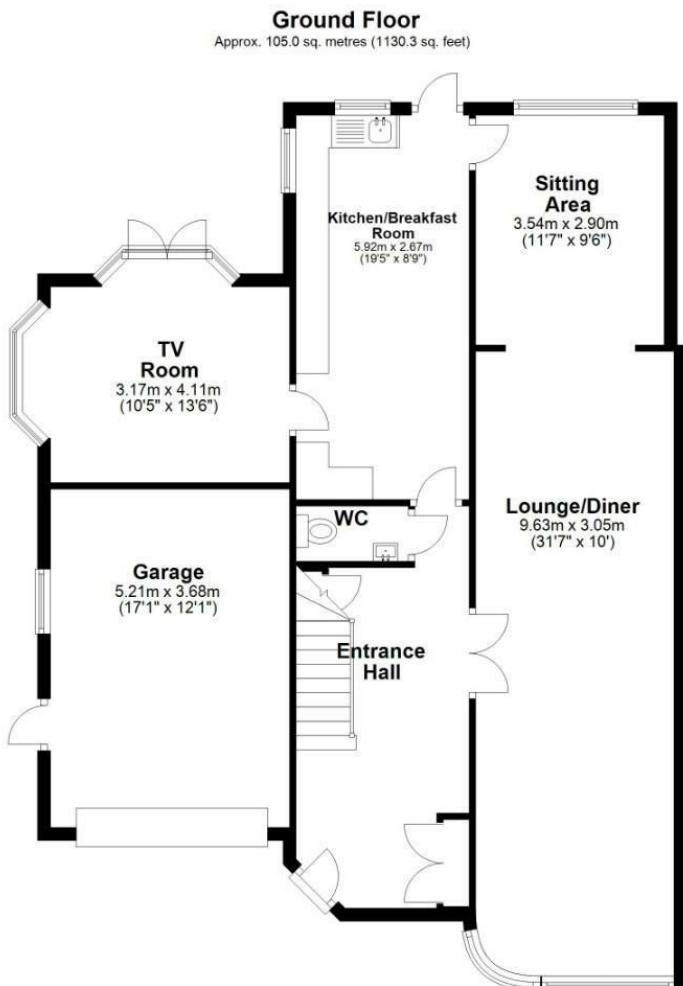
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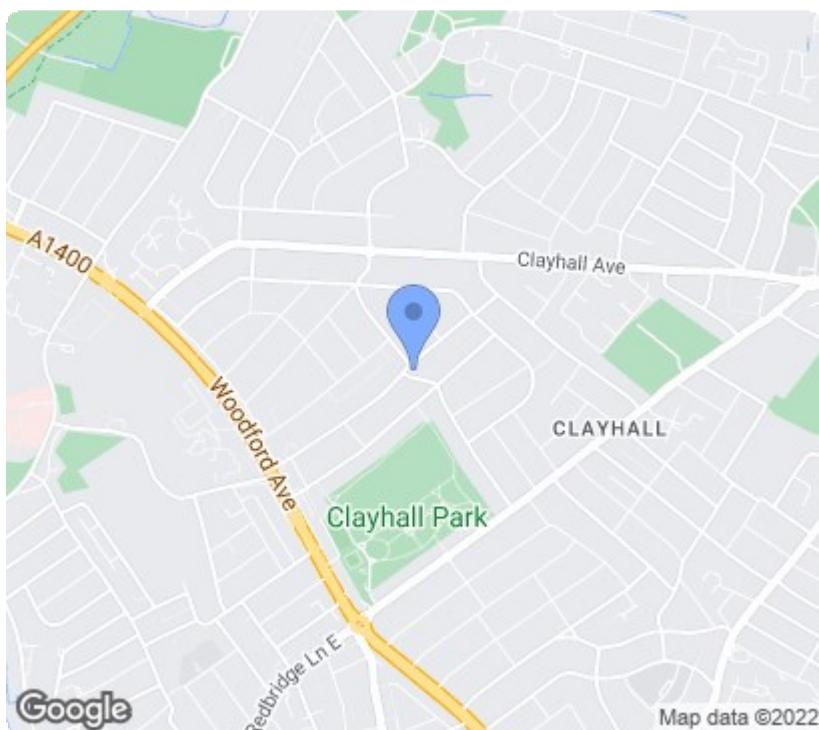


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Total area: approx. 186.4 sq. metres (2006.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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