



Guide Price £490,000 - £510,000. Duncan Phillips are pleased to offer for sale this spacious three bedroom mid terrace house, located in South Ilford.

The ground floor accommodation consists of an extended kitchen and a large lounge / dining area, which has patio doors that lead out into the rear garden.

To the first floor there are two double size bedrooms and one single in addition to a good size family bathroom.

Easy access to local shops and amenities, Loxford High School and just a short walk away from Green Lane, which also has transport links and shopping facilities.

Entrance Hall

Lounge

4.32m x 3.66m (14'2" x 12'42")

Dining Area

3.68 x 3.68 (12'0" x 12'0")

Bedroom 1

4.34 x 3.68 (14'2" x 12'0")

Bedroom 2

3.68 x 2.97 (12'0" x 9'8")

Bedroom 3

2.62 x 2.01 (8'7" x 6'7")

Bathroom

Front Garden

Off Road Parking

Rear Garden

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC