



Woodlands Road, Ilford, IG1 1JW

Offers In The Region Of £550,000



****PERFECT FAMILY HOME WITH A DRIVEWAY, TWO BATHROOMS AND outhouse, LOCATED IN A PRIME LOCATION, WITHIN WALKING DISTANCE TO ILFORD RAIL STATION (ELIZABETH LINE) - FURTHER POTENTIAL TO BUILD INTO LOFT****

OC Homes is delighted to present this ideal family home in the heart of Ilford. This terraced home, which has already been extended at the rear boasts a spacious through lounge, and a large fitted kitchen/diner, which leads onto a well-presented garden that benefits from an outhouse, and a three-piece shower room, all located on the ground floor.

The first floor offers three bedrooms, a three-piece bathroom suite and you also have access to a sizeable loft offering more storage space but also has fantastic potential to build a third floor, which will allow for more bedrooms and bathrooms (Subject to planning consent).

This is a fantastic opportunity to acquire a spacious family home in a highly sought-after location. Situated in the heart of Ilford, this property benefits from excellent transport links, including easy access to Ilford Station (Elizabeth Line), providing quick connections to central London. The home is also within the catchment area of outstanding schools, making it ideal for families. A variety of local amenities, including shops, restaurants, and parks, are within easy reach, ensuring convenience at your doorstep.

- PRIME LOCATION WITHIN ILFORD
- WALKING DISTANCE TO ILFORD STATION (ELIZABETH LINE)
- THROUGH LOUNGE
- MODERN EXTENDED KITCHEN
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- outhouse
- DRIVEWAY FOR 2 CARS
- POTENTIAL TO DO A LOFT CONVERSION

Viewing

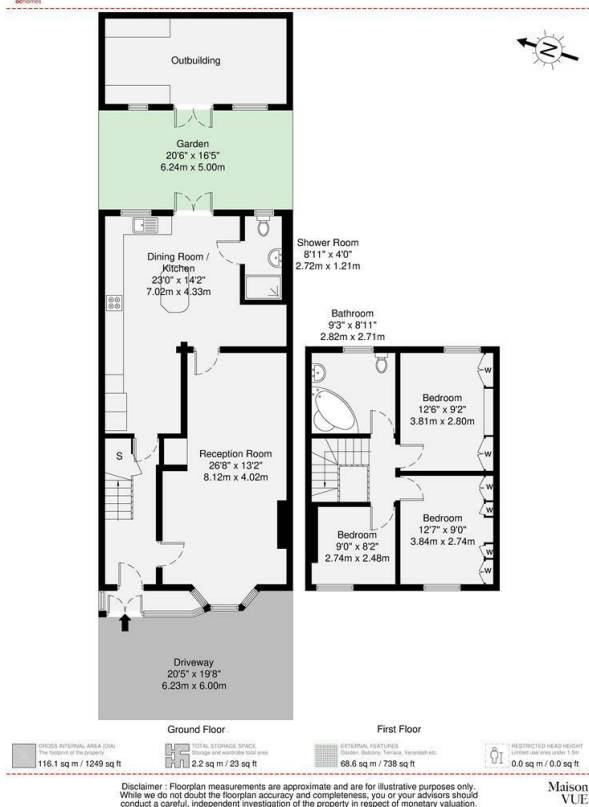
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Woodlands Road, IG1

116.1 sq m / 1249 sq ft



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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