



Keith
Ashton

Yoxley Drive,
Ilford



75 YOXLEY DRIVE

Iford, IG2 6PU

Offering an excellent opportunity for improvement and extension to the rear and into the loft space (stpp), is this three-bedroom mid-terrace family home. The property is perfectly situated for easy access to the A12 and North Circular, and for those looking for train travel, Newbury Park Station serving the underground and central line is just a short walk away, as is Gants Hill Station. Families with children looking at schooling options, will note that the property is also within walking distance of Newbury Park Primary School, along with Oak Park Secondary School and Sixth Form College.

Guide Price £475,000

- THREE BEDROOM FAMILY HOME
- EXCELLENT POTENTIAL FOR IMPROVEMENT
- TWO RECEPTION ROOMS
- GALLEY KITCHEN
- SHORT WALK TO NEWBURY PARK TRAIN STATION
- WALKABLE TO LOCAL SCHOOLS
- WEST FACING REAR GARDEN
- OFF STREET PARKING



Description

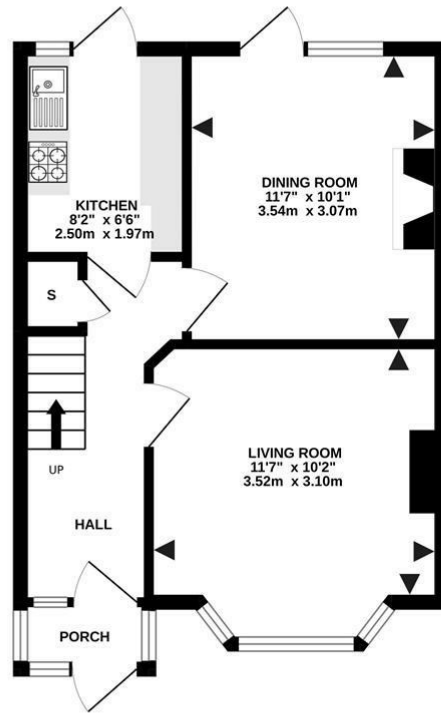
To the front of the property there is an enclosed porch which leads into the hallway. In the hallway there are stairs which rise to the first floor and give access into the kitchen, living room and dining room. A large bay window in this rooms provides lots of natural lighting. There is a further reception/dining room which sits at the rear of the property and has a double-glazed door which offers access onto a patio area in the rear garden. A well fitted galley kitchen, has a range of wall and base units with serving hatch through to the dining room. There is ample space in the kitchen for freestanding appliances and there is a further door into the rear garden.

Rising to the first floor you will find three well-proportioned bedrooms, along with a family bathroom, fitted in a three-piece suite.

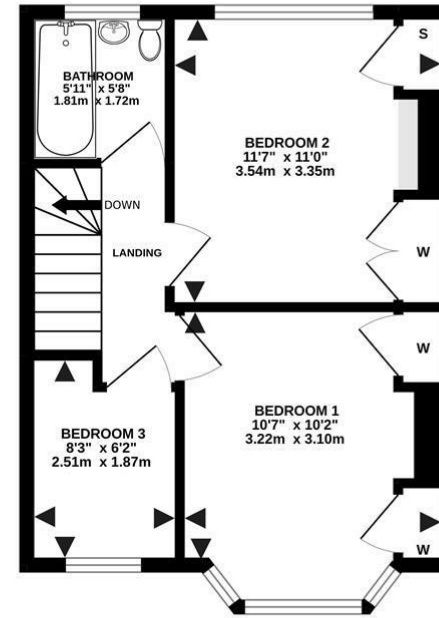
Externally, the property has a West facing rear garden which measures in the region of 35' in length. To the immediate rear of the property there is a paved patio area which has steps leading down to the lawn. To the bottom of the garden there is a timber framed shed which will remain. The property has its own driveway, which could accommodate off street parking for two cars.



Ground Floor
376 sq.ft. (34.9 sq.m.) approx.



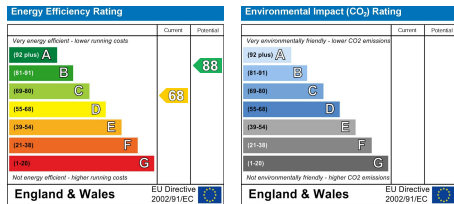
1st Floor
365 sq.ft. (33.9 sq.m.) approx.



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TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES:

Local Authority: Ilford
Council tax band: D
Post code: IG2 6PU

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

Brentwood
Tel. 01277 260858

Village Office
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Lettings Office
Tel: 01277 202200

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