



## Windsor Road Ilford, IG1 1HQ

**\*OFFERS INVITED, CHAIN FREE SALE\*** Edward Chase estate agency is delighted to present to the sales market this 2 reception, 3 bedroom terraced house on Windsor Road, Ilford. This property is situated in a superb location being minutes from the ever-so-popular Ilford Lane benefiting from a variety of local amenities, primary & secondary schooling options. This property is to be sold on freehold tenure. This property has several key features throughout including a combination boiler, gas central heating, and double-glazed windows. There is a dropped curb driveway suitable for 1-2 vehicles and ample storage throughout. The property has a private front reception room with an internal and external door leading into a rear open plan kitchen/diner reception with ground floor W/C & shower room. The rear garden is approx. 60ft with a mixture of surface and lawn. The first-floor hosts 3 good-sized bedrooms with the master bedroom inclusive of floor-to-ceiling fitted

- Chains Free Sale Vacant Possession
- Property Has Ground Floor & First Floor Bathroom
- Excellent Space, Double Glazed Windows, Gas Central Heating, Combination Boiler
- This Property Has 2 Reception Rooms With 3 Bedrooms on First Floor
- Property Has Been Extended to Rear Creating Large Second Open Plan Kitchen/Diner
- Ample Storage Throughout & Driveway Parking Plus Street Parking

**Offers in Excess of £450,000**

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first floor. There is loft access for storage purposes. This property has enormous scope for future development to the rear and into the loft (STPP). The property location has tones of local amenities within walking distance along with an Ofsted outstanding secondary school Loxford High & a local primary school Woodlands Junior. Ilford Station (Elizabeth Line, Overground) is approximately a 10minute walk providing great access to central London. Investment: Edward Chase feels this property would generate a great rental yield estimating a £1700-£1800 per month rental figure. For further information or viewing requests please contact Edward Chase today. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are



## WINDSOR ROAD IG1

Approximate Gross Internal Area  
97.39 m<sup>2</sup> / 1048.31 sq<sup>ft</sup>



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 and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	78   C
39-54	E		
21-38	F		
1-20	G		

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.