



## Buckingham Road Ilford, IG1 1RG

Edward Chase is ecstatic to present to the residential sales marketing this fabulous 2 bedroom terraced house located on Buckingham Road, Ilford. This house is positioned 0.6m from Seven Kings Station (Overground) and 0.9m from Ilford Station (Overground) both stations to benefit from the new Cross Rail transportation lines. Please contact Edward Chase today to secure a viewing appointment as we anticipate substantial demand for this home. This property is position off Green Lane within a quiet residential area. The perspective buyer will benefit from the easy transportation links entering to and from London, local amenities and variety of schooling such as the newly developed Isaac Newton Academy. When you enter this property, you will immediate sense how bright the large through lounge reception is with its front and rear bay windows. The property has been equipped with an internal alarm system, double glazed windows throughout and a combination boiler. The kitchen has a conservatory store room attached which offers the



- Two Bedroom Terraced House
- Local Schools
- Tiled Bathroom
- Private Garden
- Walking Distance to Seven Kings Station
- Street Parking
- Gas Central Heating
- Storage

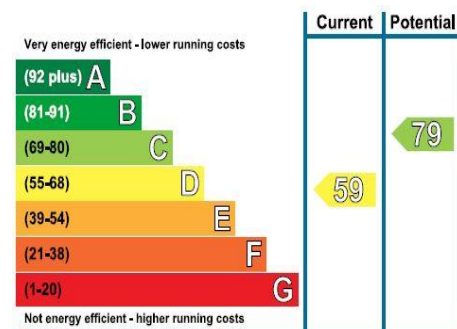
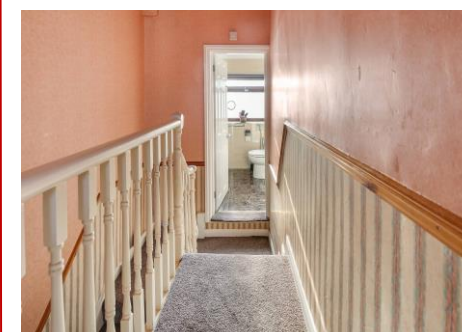
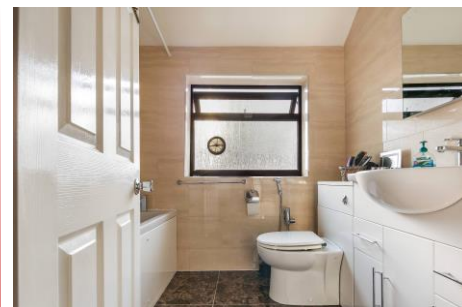
**Guide Price £369,999**

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which offers the reception is rear natural light and additional storage. You have a porch for convenience which aids the winter drafts and to the first floor a newly fitted fully tiled master bathroom. The two bedrooms are classified as double rooms and the property also has future development opportunities into the loft. The property garden is approximately 40ft. This home would be ideal for small families or couples searching for privacy, size and comfort. Please note, this home is to be sold via tender. **DISCLAIMER** Edward Chase are the seller's agent for this property. Your conveyance/surveyor is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.



## 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.

