



## Roman Road, Ilford, IG1 2NZ

### Offers In Excess Of £425,000



**\*\* LOVELY FAMILY HOME LOCATED OFF ILFORD LANE. WELL PRESENTED AND CHAIN FREE\*\***

**\* GUIDE PRICE - £465,000 TO £480,000 \***

OC Homes is delighted to present to the sales market, this well presented family home in the heart of Ilford. This terraced home is well presented throughout with lots of natural light. Accommodation comprises; Ground Floor: entrance hallway, reception room, dining room, kitchen, ground floor bathroom, utility room, which leads onto a south facing garden that benefits. The first floor comprises three bedrooms and access to a sizeable loft offering ample storage space but also has fantastic potential to create a third floor, which will allow for another bedrooms and bathroom (STPP).

This is a fantastic opportunity to acquire a good size family home in a highly sought-after location. Situated off Ilford Lane, this property benefits from excellent transport links, including easy access to Ilford Station (Elizabeth Line), providing quick connections to central London. The property is offered chain free and 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. To arrange a viewing, please call the OC Homes sales team.

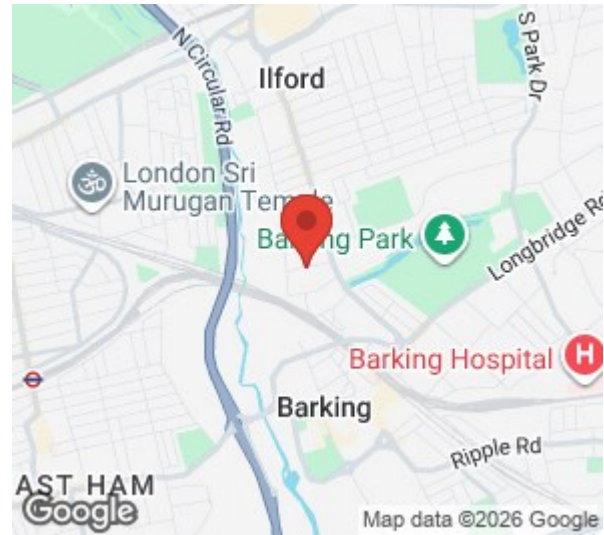
- THREE BEDROOM FAMILY HOME
- WELL PRESENTED THROUGHOUT
- CHAIN FREE
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- SOUGHT AFTER LOCATION

### Viewing

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







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

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



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