



## 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).

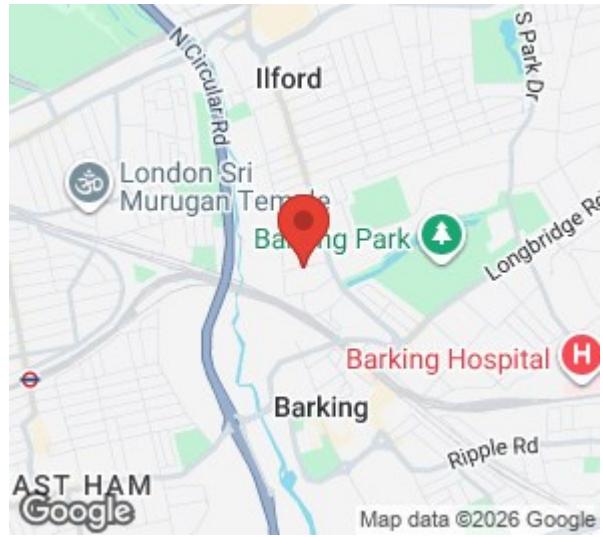
This is a fantastic opportunity to acquire a good size family home in a highly sought-after location. Situated off Ilford Lane, this property benefits from excellent transport links, including easy access to Ilford Station (Elizabeth Line), providing quick connections to central London. The property 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 our OC Homes Leyton Office on 02085561212  
if you wish to arrange a viewing appointment for this property or require further information.





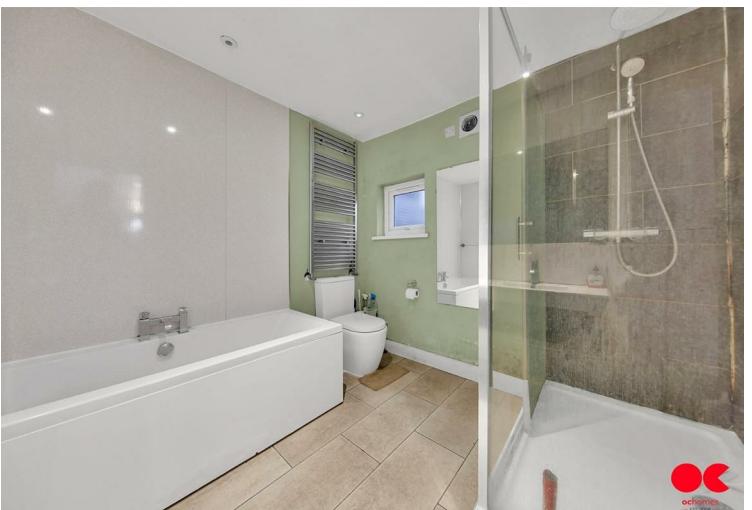
Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	Current
(81-91) B	Potential
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

88

64

EU Directive 2002/91/EC

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			



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 firms employment has the authority to make or give any representation or warranty in respect of the property.