



Clifton Road, Ilford, IG2 7DG

£2,500 Per Calendar Month



****NEWLY REFURBISHED THREE-BEDROOM HOUSE WITH A GARAGE & DRIVEWAY – WALKING DISTANCE FROM NEWBURY PARK UNDERGROUND STATION (CENTRAL LINE)****

OC Homes is delighted to present this newly refurbished three-bedroom family home, ideally located in the popular Newbury Park. Finished to a high standard throughout, the property offers a spacious and well-presented property, ideal for a family.

The ground floor offers two receptions, which can be used as a through lounge, a modern fitted kitchen, with access from a private garage, providing secure parking or perfect for additional storage.

On the first floor, the house offers two double bedrooms, a single bedroom, and a contemporary three-piece family bathroom suite.

Further benefits include gas central heating, double glazing throughout, and a well-presented private rear garden and front driveway for 2 vehicles.

The property is conveniently located close to a range of local amenities, schools and public transport links, with excellent access to Ilford town centre and surrounding areas, making it ideal for commuters.

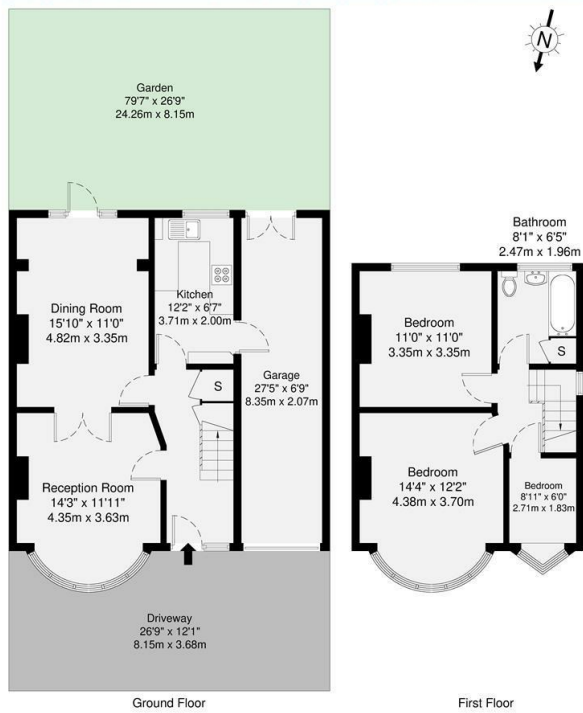
AVAILABLE NOW

- NEWLY REFURBISHED
- GARAGE
- DRIVEWAY
- FIRST-FLOOR BATHROOM
- LARGE GARDEN
- WALKING DISTANCE TO NEWBURY PARK STATION (CENTRAL LINE)
- AVAILABLE NOW

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.





DISCOS INTERNAL AREA (GIM) The interior of this property: 106.6 sq m / 1147 sq ft

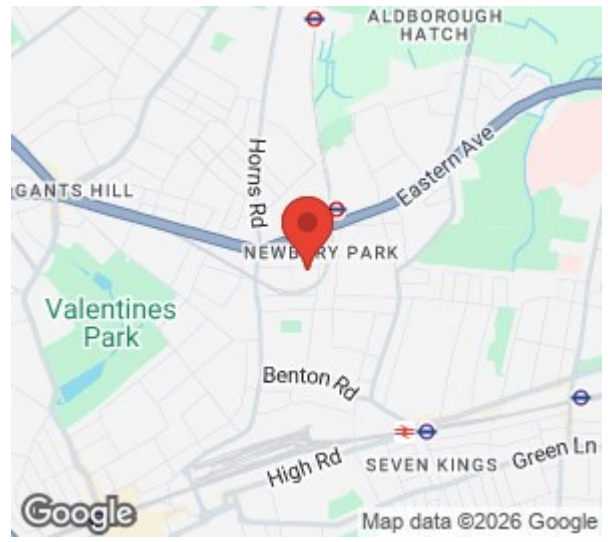
TOTAL STORAGE SPACE Storage and restricted head area: 1.0 sq m / 11 sq ft

EXTERNAL FEATURES Garden, Sheds, Tennis, Transoms etc.: 227.6 sq m / 2449 sq ft

RESTRICTED HEAD HEIGHT Limited on area under 3m: 0.0 sq m / 0.0 sq ft

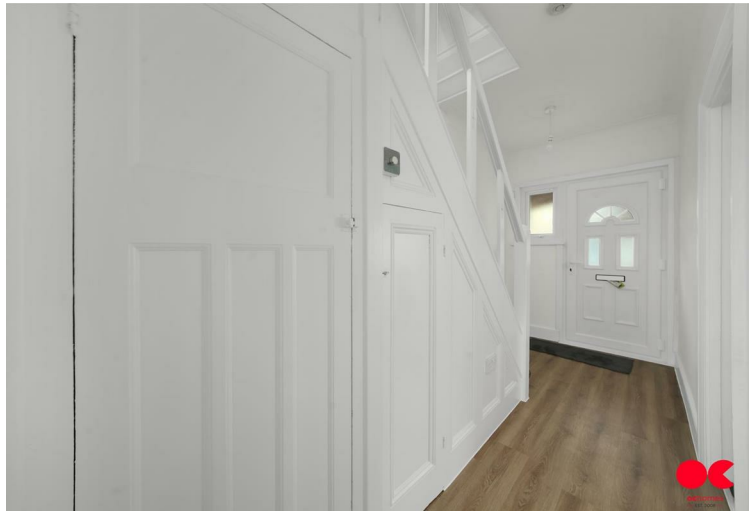
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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