



For Sale

House - Terraced

Kinfauns Road | Ilford | IG3

Asking Price £575,000 | Freehold

1 Receptions | 3 Bedroom | 2 Bathroom

- Spacious 3/4 Bedroom Property
- Two Off Road Parking Spaces
- Amazing Potential To Extend or Add (STPP)
- Excellent Travel Links (Elizabeth Line) 3 Minute Walk
- Two Food Preparation Areas
- Large Paved Garden
- Fully Powered Outhouse (Gym or Office Potential)

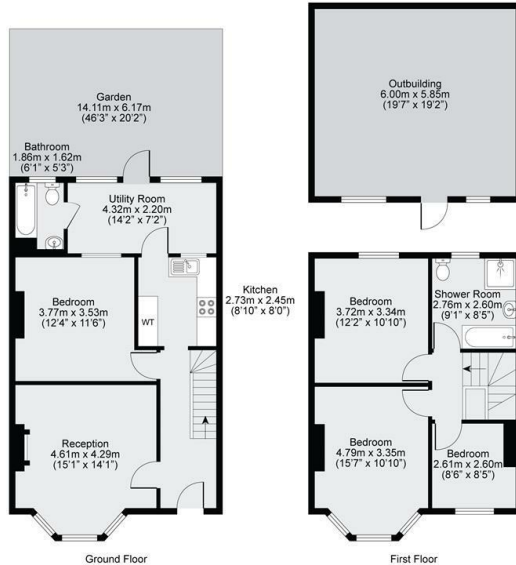
FREEDOM TO MOVE





Kinfauns Road, Ilford, IG3

GROSS INTERNAL AREA
111.0sqm / 1194.8sqft



Overall internal area: 111.0sqm / 1194.8sqft
 Total covered area: 0.0sqm / 0.0sqft
 External structural elements: 87.0sqm / 936.5sqft
 Reception area: 0.0sqm / 0.0sqft



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		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spacious 3/4 Bedroom Terraced Property With Off Road Parking

Hawks are proud to extremely present this amazing 3/4 bedroom house ideally located for commuted across London being a stones throw from the Elizabeth Line and Goodmayes Station.

The property consists of 3/4 healthy sized double bedrooms, as the downstairs room can be used as a bedroom or a second reception room. The hallway leads to a good size kitchen which follows through to another converted kitchen intended for those larger family gatherings. This area leads through to a large paved garden with fully powered outhouse which could potentially be made into a separate studio, office or gym space.

The upstairs consists of three double bedrooms and a family bathroom. There is an additional bathroom on the ground floor.

This amazing property also offers excellent potential to add or extend to this already well appointed dwelling STPP. This a must see property. Please call 0208 5682342 to arrange a viewing.



Hawks

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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.