



ETON ROAD, ILFORD

NO ONWARD CHAIN | Four Bedroom End Of Terrace Home | Lounge | Kitchen | Dining Room | First Floor Shower Room | Separate W.C. | Own Driveway To Integral Garage | Approx. 1.2 Miles to Seven Kings Railway Station | 56' X 35' Rear Garden | Close to Ilford Town Centre |



SSTC

CHARLES STRATTON
ESTATE AGENTS



Spacious and well-proportioned four-bedroom end of terrace home with further potential to extend subject to the usual planning consents being offered with no-onward chain.

Accommodation comprises four double bedrooms and shower room with separate W.C. to the first floor, whilst to the ground floor there is a Lounge, 29-foot Kitchen/Reception Room and an integral Garage. The front garden is paved to provide off-street parking and own driveway to the garage whilst to the rear there are established and well-maintained gardens.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





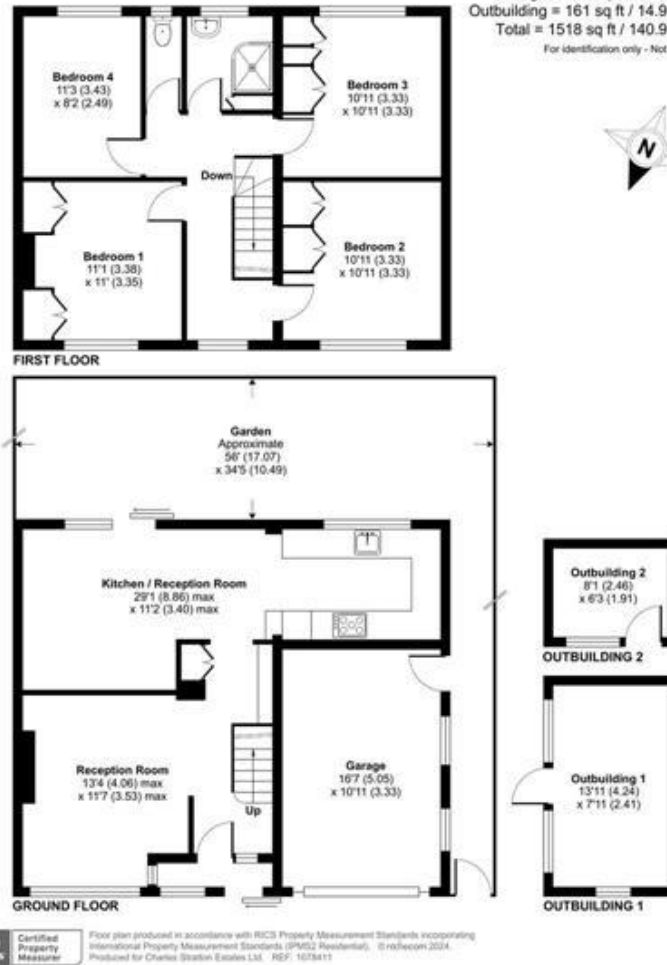






Eton Road, Ilford, IG1

Approximate Area = 1175 sq ft / 109.1 sq m
 Garage = 182 sq ft / 16.9 sq m
 Outbuilding = 161 sq ft / 14.9 sq m
 Total = 1518 sq ft / 140.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G Not environmentally friendly - higher CO ₂ emissions	
61		84	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂).	

Viewing by appointment only

Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk/

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