



## A WOLSEY GARDENS, ILFORD

**\*\* GUIDE PRICE £550,00 to £600,000 \*\* Detached two-Bedroom Home | Over 1000 sq ft of accommodation | Substantial detached outbuilding (home office/gym/studio) | Spacious Reception Rooms | Large family kitchen | Two shower rooms | Low-maintenance rear garden with side access | Block-Paved Drive |**

Freehold | 2 bedroom detached house for sale

CHARLES STRATTON  
ESTATE AGENTS



**\*\*\* GUIDE PRICE £550,000 to £600,000 \*\*\*** A rare opportunity to acquire this attractive detached two-bedroom home, offering over 1,000 sq ft of versatile accommodation and a separate substantial outbuilding, set on Wolsey Gardens within easy reach of Hainault Underground Station and highly regarded local schools.

The ground floor comprises two spacious reception rooms, a large family kitchen and ground-floor shower room. Upstairs, there are two generous double bedrooms and a further shower room, offering practical and flexible living space throughout.

Beautifully suited to modern living, the property provides bright and well-proportioned accommodation, ideal for both family life and those working from home.

A standout feature is the impressive outbuilding (approx. 16'5" x 12'4"), providing excellent additional space ideal as a home office, gym, studio, games room or creative workspace.

Externally, the property benefits from a low-maintenance rear garden with side access, along with a block-paved driveway providing off-street parking. The home is offered chain free, ensuring a smoother and more straightforward purchase process.

Conveniently located approximately 0.8 miles from Hainault Underground Station, the property offers excellent transport links into Stratford, the City and Central London, while enjoying a peaceful residential setting close to parks, amenities and schools.



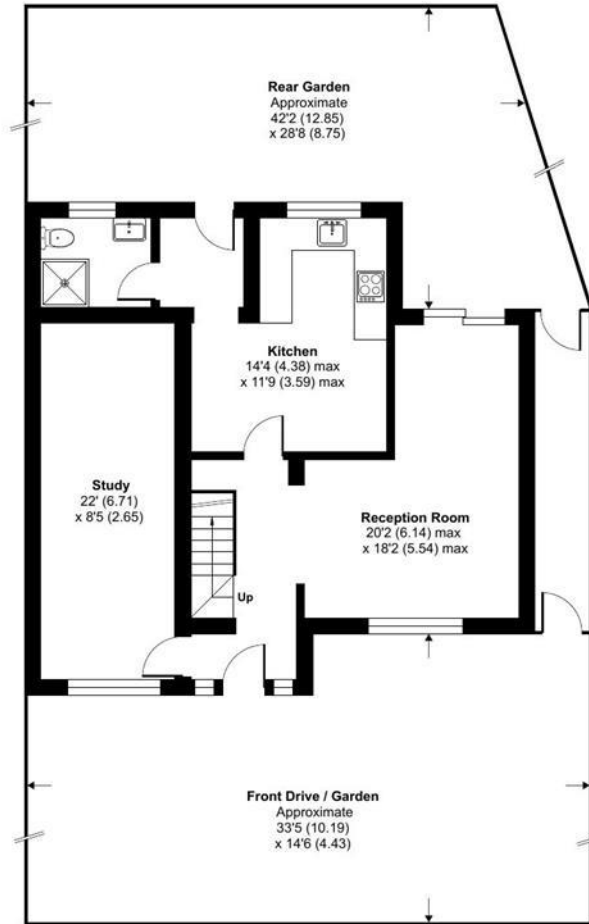
**Tenure: Freehold**  
**Garden details: Rear Garden**



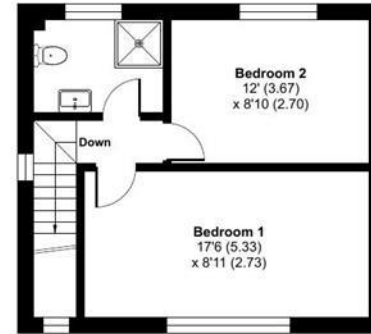
# Wolsey Gardens, Ilford, IG6

Approximate Area = 1018 sq ft / 94.5 sq m  
 Outbuilding = 271 sq ft / 25.1 sq m  
 Total = 1289 sq ft / 119.6 sq m

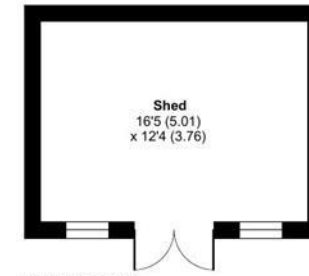
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Charles Stratton Estates Ltd. REF: 1480474

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92+) <b>A</b>		(92+) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>67</b>	(55-68) <b>D</b>	<b>78</b>
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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<sub>2</sub>).

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](mailto:sales@charlesstratton.co.uk) Website: [www.charlesstratton.co.uk](http://www.charlesstratton.co.uk)

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>