



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

**Eastern Avenue, Ilford, IG2 7RZ | Asking Price £550,000**  
**Call us today on 0207 474 2345**





### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**This charming three-bedroom mid-terrace house from the 1930s offers a delightful blend of character and offers superb potential. The property features a spacious front reception room, perfect for entertaining guests or enjoying family time. Additionally, there is a second reception room that can serve as a cosy lounge or a versatile space to suit your needs.**

**The first floor boasts a well-appointed bathroom, ensuring convenience for the household. Each of the three bedrooms is generously sized, providing ample space for relaxation and personalisation.**

**One of the standout features of this property is the large garden, which presents an excellent opportunity for extension work, subject to planning permission. This outdoor space is ideal for families, offering a safe area for children to play or for hosting summer gatherings.**

**Off-road parking is also available, adding to the convenience of this lovely home. The location is particularly advantageous, as it is conveniently situated near local schools and public transport links, making commuting and daily errands a breeze.**

**This property is a wonderful opportunity for those seeking a family home in a vibrant community. With its potential for expansion and its prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home.**

#### HALLWAY

14'2" x 6'5"

Carpet flooring, wall mounted radiator, stairs to first floor.

#### RECEPTION ONE

14'1" x 12'10"

Double glazed bay window to front, laminated flooring, wall mounted radiator, power points.

#### RECEPTION TWO

15'7" x 10'11"

Double glazed window and door to rear overlooking rear garden, wall mounted radiator, power points.

#### KITCHEN

16'3" x 8'1" widening to 8'2"

Wall and base units, roll top work surface, sink and drainer, plumbing for washing machine, window and door to garden.

#### GARDEN

60'

Part paved with lawn and fence surround.

#### FIRST FLOOR LANDING

Carpet flooring, loft hatch.

#### BEDROOM ONE

14'5" x 11'10"

Double glazed bay window to front, carpet flooring, wall mounted radiator, power points.

#### BEDROOM TWO

12'1" x 10'11"

Double glazed window to rear, carpet flooring, wall mounted radiator, power points.

#### BEDROOM THREE

7'6" x 7'6"

Double glazed window to front, carpet flooring, wall mounted radiator, power points.

#### BATHROOM

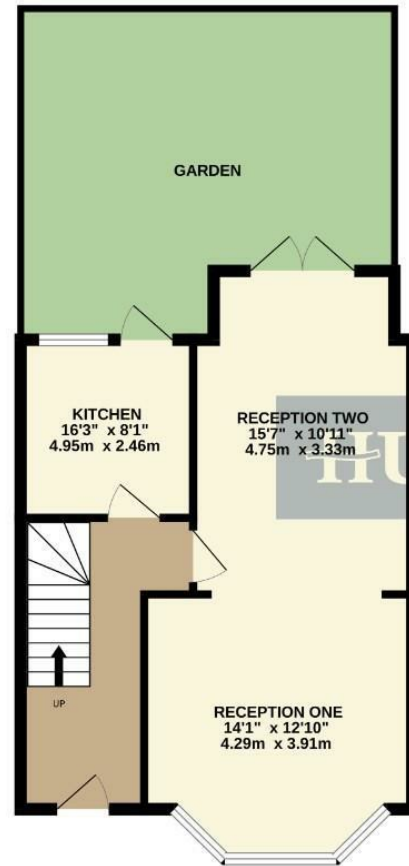
6'9" x 5'5"

Panelled bath with mixer tap and shower attachment, wash basin.

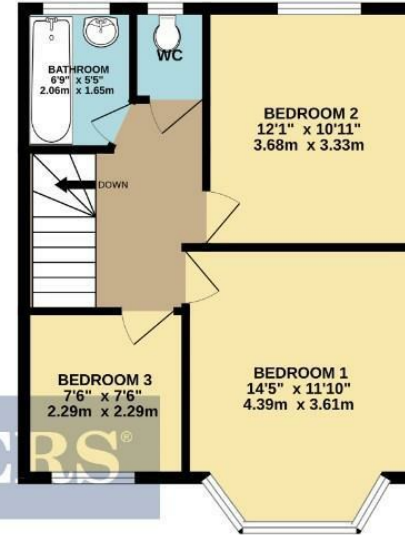
#### SEPARATE W.C

Low level w.c, tiled floor and walls.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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