



Applegarth Drive, Ilford, IG2 7TG

Guide Price £450,000 - £500,000

- CHAIN FREE
- Expansion Potential STPC
- Property Requires Updating
- Three Bedrooms
- Close to Newbury Park & Seven Kings
- Through Lounge/Diner with a Spacious Garden

Applegarth Drive, Ilford, IG2 7TG

Caplen Estates presents this CHAIN FREE property located close to Aldborough Rd and accessible to a number of transport links and routes. The property does require modernisation throughout. Offering an open plan living area, separate kitchen and potential to extend into the rear garden and loft STPC.

The first floor offers three bedrooms, and a family bathroom. The property has a good sized rear garden and has off street parking. Please contact our team today to arrange a viewing.



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Council Tax Band: D



Lounge/Dining Room
7.16m x 3.12m (23'6" x 10'3")

Kitchen
2.90m x 2.13m (9'6" x 7')

Hallway

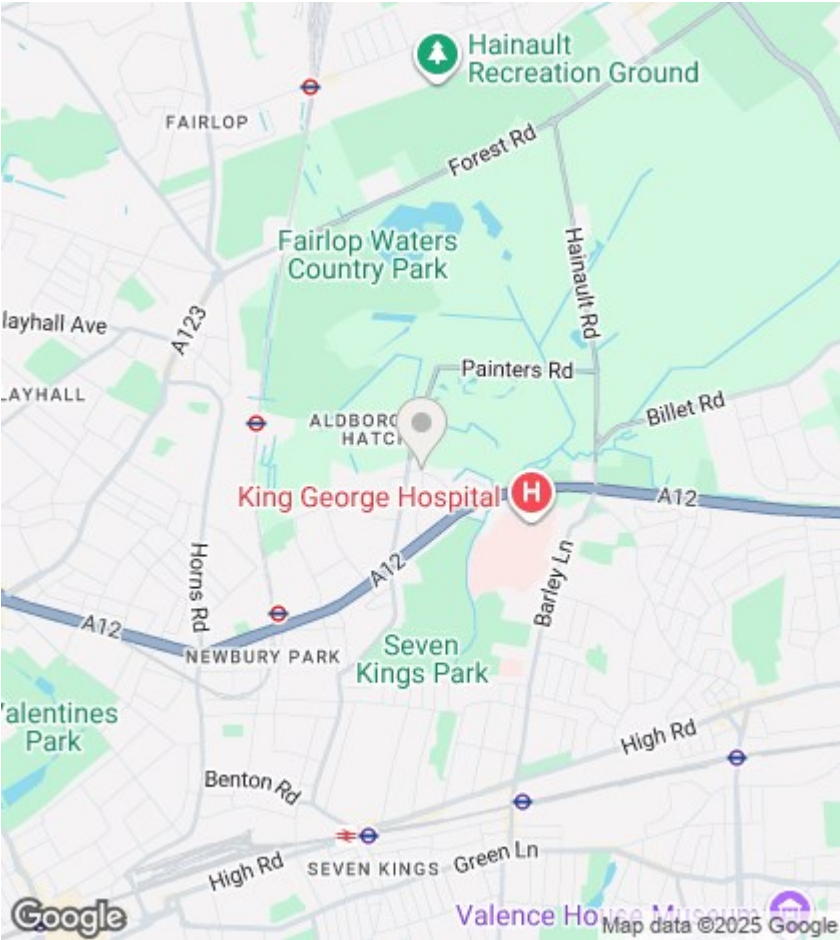
Bedroom One
3.66mx 3.33m (12'x 10'11")

Bedroom Two
3.43 x 3.34 (11'3" x 10'11")

Bedroom Three
2.18m x 1.93m (7'2" x 6'4")

Bathroom
1.83mx 1.70m (6'x 5'7")

Garden
25.02m x 5.36m (82'1" x 17'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating

D

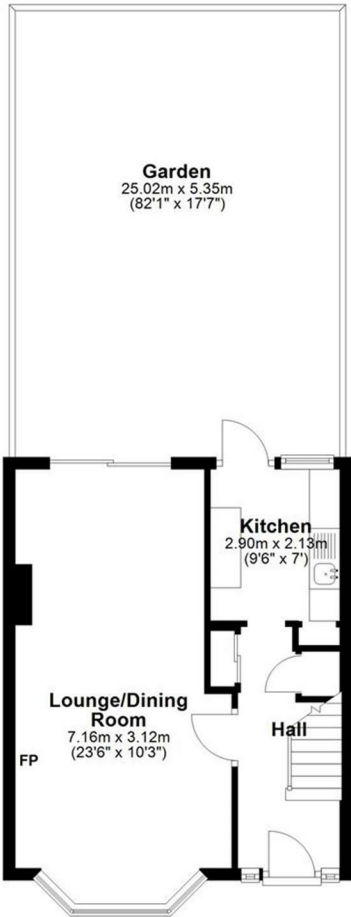
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D

Viewings

Viewings by appointment only.
Call 0203 937 7733 to make an appointment.

Approx. 30.0 sq. metres (302.1 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.7 sq. feet)

