



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



Total Area: approx. 112.2 m² ... 1208 ft²
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
 Measurements and features are approximations and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
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15 Exeter Gardens, Ilford, IG1 3LA

Offers Over £700,000

- Located on the highly sought after Cathedral Estate
- Three bedroom terraced family home
- Ideal blank canvas with scope to modernise
- Spacious living room with bay window
- Driveway providing off-street parking
- Situated on the desirable Exeter Gardens
- CHAIN FREE
- Excellent potential to extend (STPP)
- Good sized rear garden
- Close to Valentines Park, Wanstead Park, stations & excellent schools

15 Exeter Gardens, Ilford IG1 3LA

Nestled on the highly sought after Cathedral Estate, this three bedroom terraced family home on Exeter Gardens offers a fantastic opportunity for buyers looking to create their dream home. Offered CHAIN FREE, the property is a true blank canvas with an abundance of potential to extend (subject to the usual planning permissions). Perfectly positioned for families and commuters alike, you are just moments from Valentines Park and Wanstead Park, excellent local schools and convenient transport links including the nearby train station.



Council Tax Band: E

The ground floor comprises a welcoming entrance hallway leading through to a spacious dining room, with double doors opening directly onto the rear garden — ideal for entertaining. To the front, there is a well-proportioned living room featuring a charming bay window, allowing plenty of natural light. The separate kitchen sits to the rear of the property and provides access out to the garden. Upstairs, the first floor offers three bedrooms, including two generous double bedrooms and a third bedroom ideal as a nursery, home office or child’s room. A family bathroom and separate WC complete the first floor accommodation. Externally, the property benefits from a good-sized rear garden and a driveway providing off-street parking to the front.

Exeter Gardens is one of the most desirable turnings within the Cathedral Estate, known for its attractive period homes and strong sense of community. The location offers easy access to the wide open spaces of Valentines Park and Wanstead Park, perfect for weekend walks and family outings. Excellent primary and secondary schools are within close proximity, making it a firm favourite with families. Commuters benefit from convenient access to nearby train stations, offering swift connections into Central London, while a variety of local shops, cafes and amenities are all within easy reach.

Property Information / Disclaimer

FREEHOLD
EPC Rating: TBC
Council Tax Band: E (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

