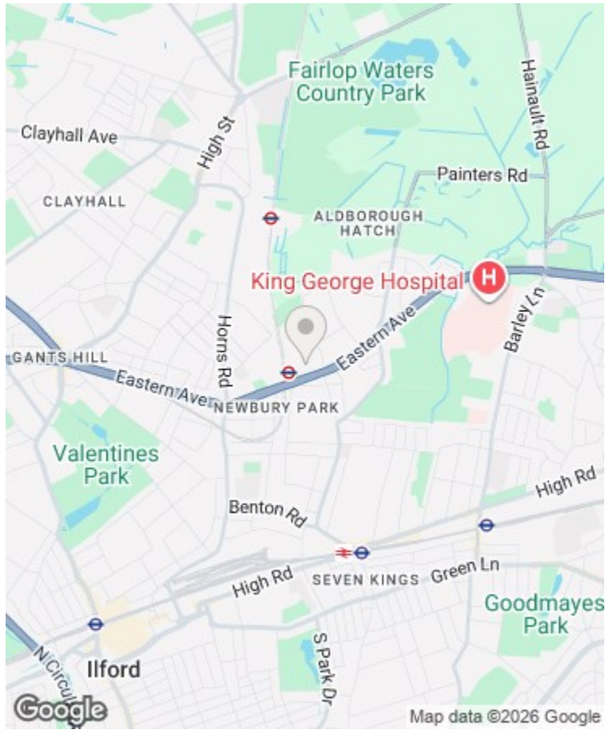
william rose



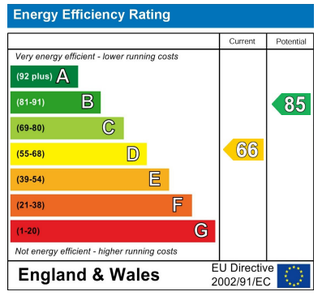
Directions

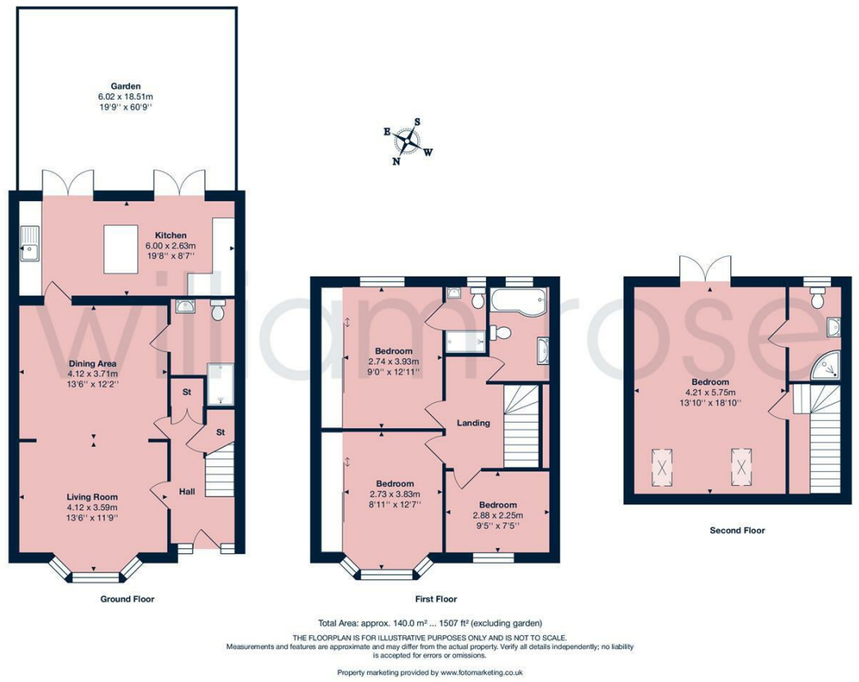
Viewings

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

EPC Rating

D





Total Area: approx. 140.0 m² ... 1507 ft² (excluding garden)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk









14 Crownfield Avenue, Ilford, IG2 7RR

Guide Price £650,000

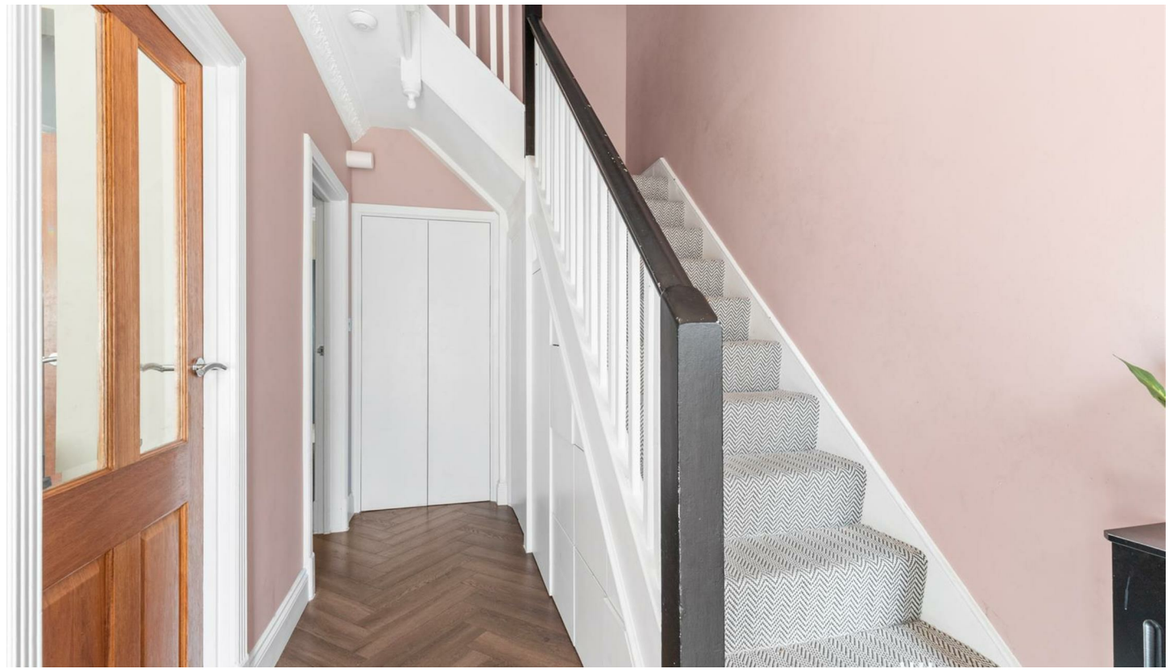
- Guide Price £650,000 - £700,000
- Extended Family Home
- Off Street Parking
- Excellent Access To Newbury Park Station
- Bedroom Suite With Juliette Balcony
- Three Bathrooms Including Two En-Suites
- Modern Fitted Kitchen
- Spacious Through Lounge/Diner
- Close To Outstanding Local Schools
- Good size rear garden

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

14 Crownfield Avenue, Ilford IG2 7RR

GUIDE PRICE £650,000 - £700,000. This beautifully extended and exceptionally well presented four bedroom family home, positioned on one of Newbury Park's premier residential roads

4 | 4 | 2 | D | Council Tax Band: E







Offering spacious accommodation across three floors, this impressive property is ideally located within easy reach of Newbury Park Central Line Station, highly regarded local schools, parks and a variety of local amenities, making it the perfect home for growing families.

The ground floor comprises a bright and spacious through lounge/dining room featuring a stylish media wall with integrated electric fireplace, creating an ideal family and entertaining space. To the rear, the property benefits from a stunning extended contemporary kitchen fitted with modern units, integrated appliances and French doors opening directly onto the rear garden. A modern ground floor shower/wet room and welcoming entrance hall complete the ground floor accommodation.
The first floor offers three well-proportioned bedrooms, including one with an en-suite shower room, together with a luxurious family bathroom. Occupying the entire second floor is an impressive principal bedroom suite featuring a Juliette balcony, velux windows, generous eaves storage and a contemporary en-suite shower room.

Externally, the property benefits from off-street parking for vehicles to the front and a well-maintained rear garden with patio and lawn areas, ideal for outdoor entertaining and family use.
This is a fantastic opportunity to acquire a substantial and versatile family home in a highly sought-after location.

Crownfield Avenue is a highly sought-after residential turning in the heart of Newbury Park, offering an excellent balance of convenience, connectivity and family living.

The property is ideally positioned within easy reach of Newbury Park Central Line Station, providing direct access into Stratford, Liverpool Street and Central London, making it perfect for commuters. The area is well regarded for its excellent local schools, including a number of highly rated primary and secondary options, making it particularly popular with families.
Residents also benefit from a wide range of nearby amenities including local shops, supermarkets, cafes, restaurants and leisure facilities. The popular Oaks Park, Valentines Park and several green open spaces are all within easy reach, offering plenty of outdoor recreation opportunities.
Excellent road links are also nearby, including the A12, A406 and M11, providing convenient access across London and Essex.

Disclaimer

FREEHOLD

EPC Rating: D
Council Tax Band: Redbridge E

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.