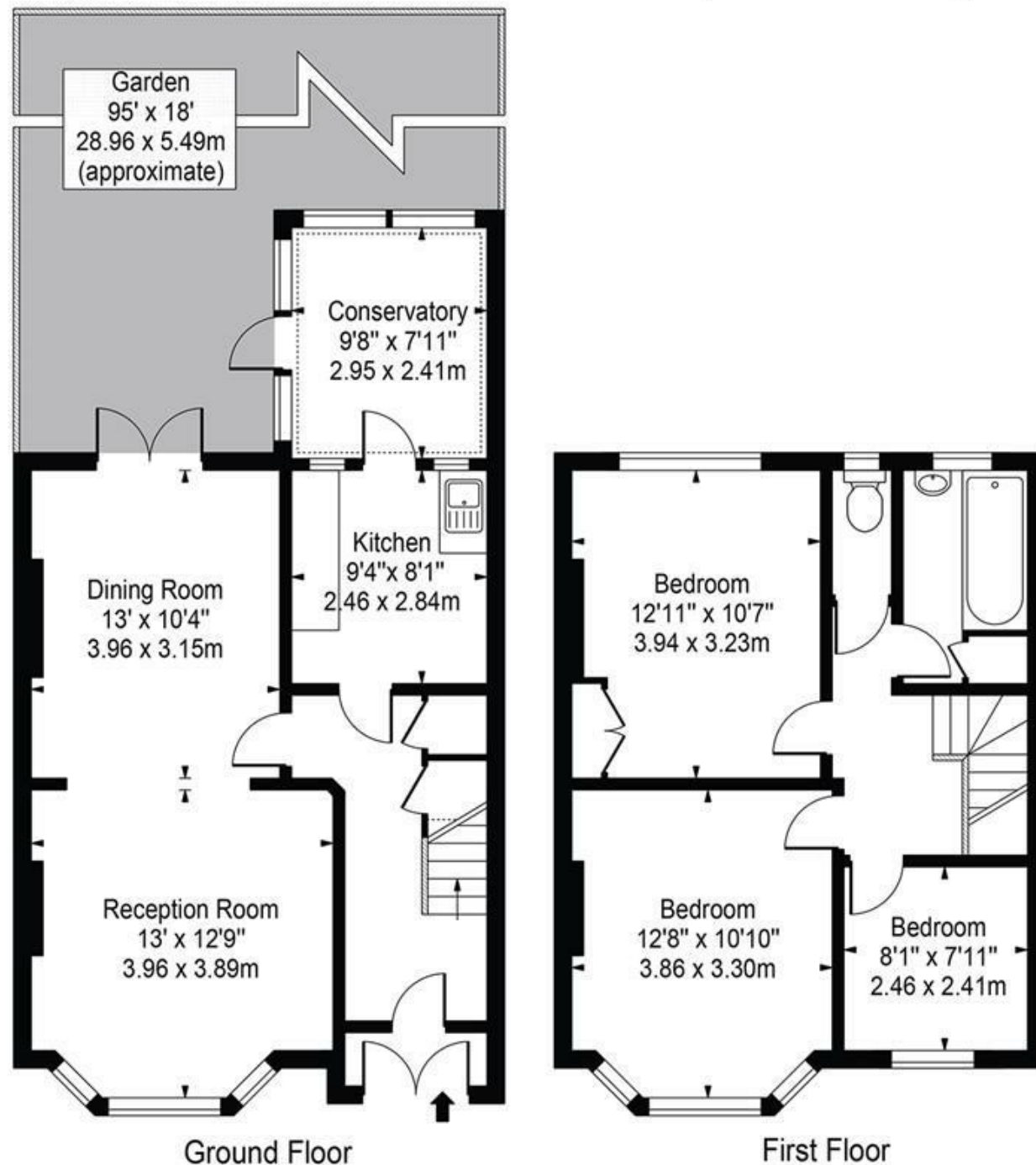


## Homefield Avenue

Approx. Gross Internal Area 1066 Sq Ft - 99.03 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Homefield Avenue, Ilford

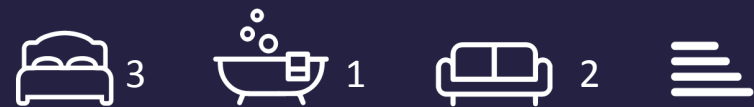
Offers In Excess Of £475,000 Freehold

- Mid-terrace home
- Three bedrooms
- Large rear garden of approximately 95 feet
- Space for a garden room
- 0.3 Miles to Newbury Park Station
- In need of complete modernisation
- Large, dual-aspect double reception room
- Potential to significantly extend (STPC)
- Chain free



# Homefield Avenue, Ilford

**\*SOLD BY PETTY SON & PRESTWICH\*** Close to Newbury Park Station, Petty Son & Prestwich are happy to offer to market this three bedroom mid-terrace house with a good sized rear garden and potential to further extend (STPC), in need of full refurbishment.



Council Tax Band: D



bedroom mid-terrace house with a good sized rear garden and potential to further extend (STPC), in need of full refurbishment.

**Bedroom Three**  
8'1 x 7'11

Located close to Newbury Park Station (0.3 Miles) in addition to Hatchside School and William Torbitt Primary School (0.3 Miles, both Ofsted rated good), this three bedroom terraced home is in need of a full refurbishment, but offers a good amount of space inside and out, with potential to further extend if desired (STPC).

The ground floor has already been opened up to a large, dual-aspect reception room with a kitchen leading to a conservatory located to the back. If a rear extension were to be added (STPC) it would significant increase the homes living space, allowing for a large kitchen/diner or addition of a utility room and ground floor W.C, without taking out too much of the large rear garden which stretches to approximately 95 feet in length. The rear garden is also large enough to accommodate a garden room, providing additional space for working from home, a gym or family area. The first floor currently provides three bedrooms, two of which are generous doubles, and a family bathroom, with the loft providing yet more opportunity to add further accommodation by way of a conversion (STPC). The property is sold with no onward chain.

EPC Rating: TBC  
Council Tax Band: D

**Sitting Room**  
13'0 x 12'9

**Dining Room**  
13'0 x 10'4

**Kitchen**  
9'4 x 8'1

**Conservatory**  
9'8 x 17'11

**Bedroom One**  
12'8 x 10'10

**Bedroom Two**  
12'11 x 10'7