

FREEHOLD



House (EPC Rating: D)

250 MORTLAKE ROAD, ILFORD, IGI 2TE

Offers over

£475,000

Green Lane Residential

Your personal estate agents with over 50 years experience



3 Bedroom House located in Ilford

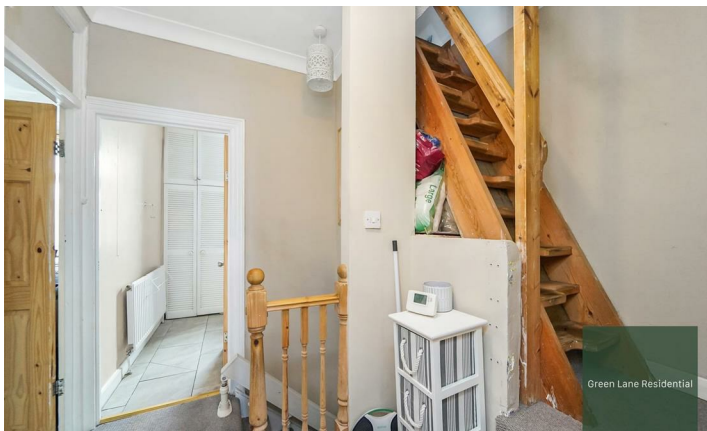
Your award-winning local agents, Green Lane Residential, are delighted to present this charming Edwardian three-bedroom end-of-terrace home, ideally situated in a sought-after location close to Ilford Lane.

This well presented property effortlessly combines period character with modern convenience, offering spacious and versatile living throughout. The home benefits from a ground floor extension, and boasts a well-proportioned through lounge perfect for both entertaining and family living.

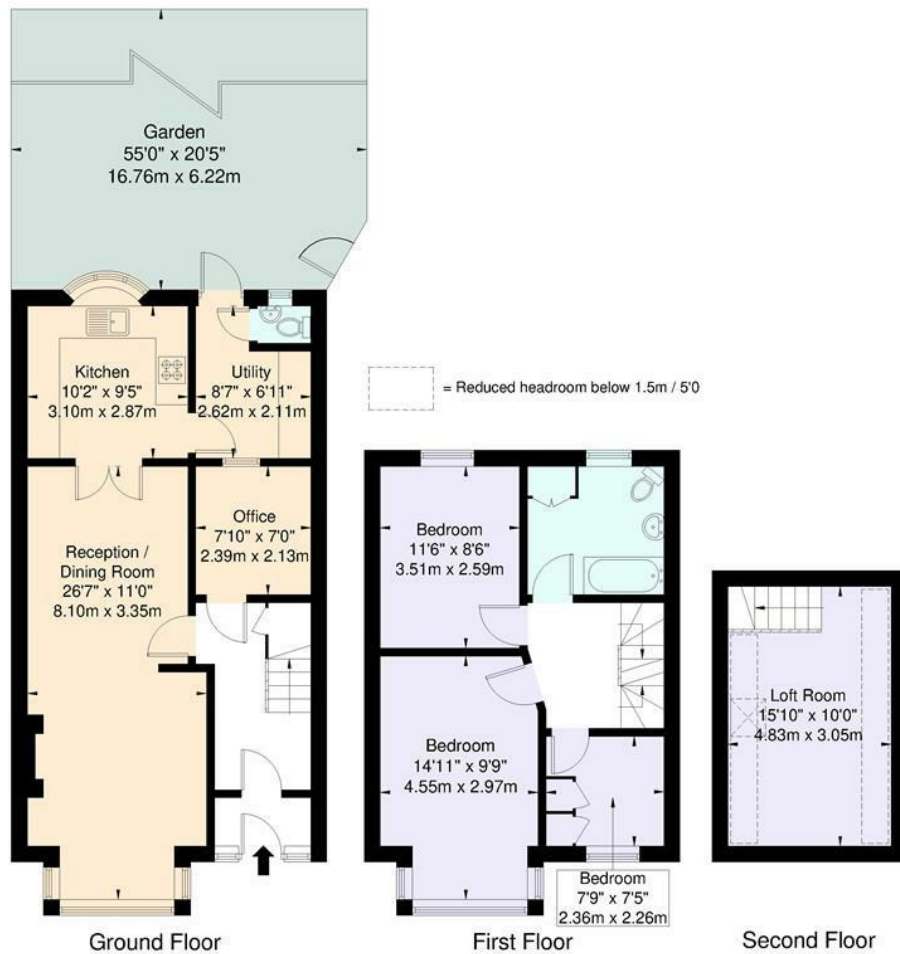
In addition to the family bathroom and three bedrooms upstairs, the ground floor features a versatile additional room - ideal for use as a home office, craft space, or guest bedroom, catering to today's flexible lifestyle needs.

To the rear, a lean-to addition provides a practical utility area and offers access to a convenient ground floor W/C, adding further functionality to the layout.





Mortlake Road, IG1 2TE
Approximate Gross Internal Area = 110.6 sq m / 1190 sq ft



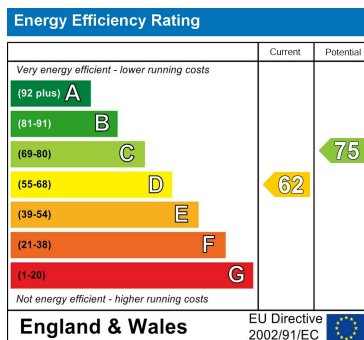
For Illustration Purposes Only - Not To Scale

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, 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.

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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