

FREEHOLD



House (EPC Rating: D)

46 ST. MARYS ROAD, ILFORD, IGI IQX

Offers over

£375,000

Green Lane Residential

Your personal estate agents with over 50 years experience



2 Bedroom House located in Ilford

Your local award winning agents, Green Lane Residential are delighted to present, as sole agents, this chain free Victorian end-of-terrace property located on the ever-popular St Mary's Road, Ilford.

This charming period home offers immense potential for those seeking a project, as it now requires a programme of refurbishment throughout. The property's generous proportions and traditional layout provide an excellent canvas to create a stylish and comfortable family home.

Currently arranged with a first floor bathroom and two bedrooms, the layout affords scope to relocate the bathroom upstairs while retaining three well-proportioned bedrooms - a rare and valuable opportunity to enhance both comfort and functionality. The bright bay-fronted reception room, high ceilings, and original Victorian character features all contribute to the home's timeless appeal.

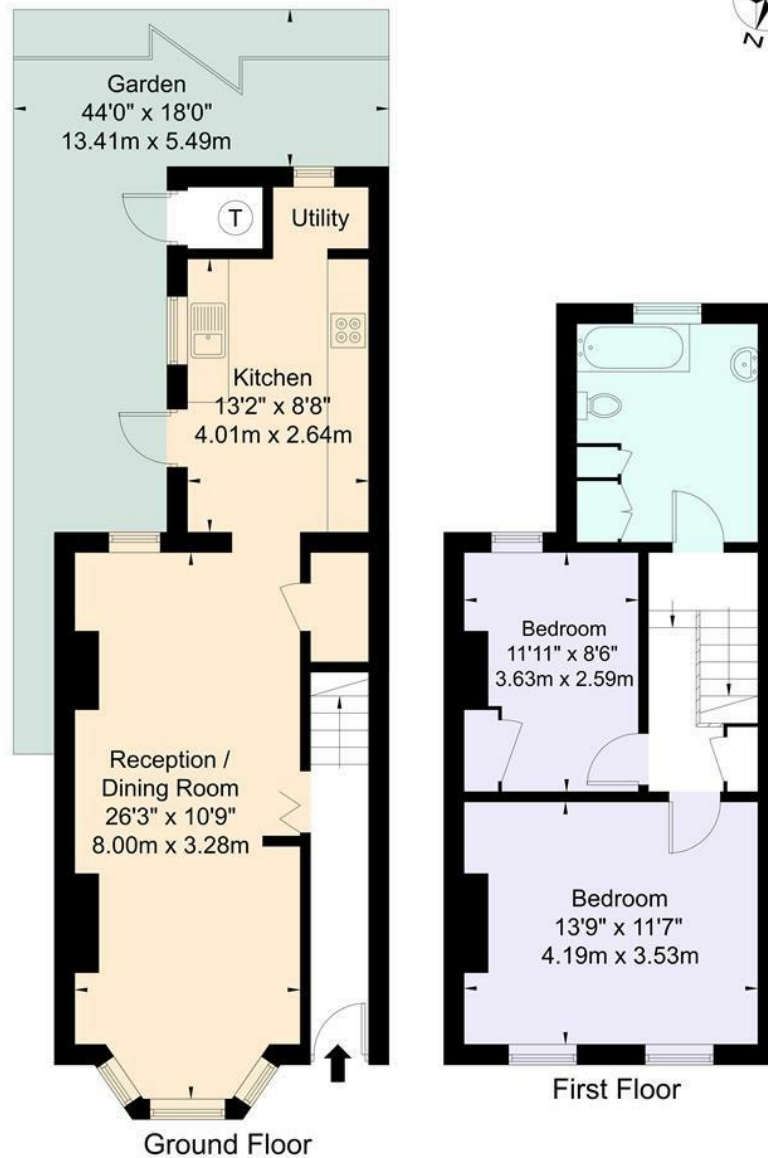
Externally, the property benefits from an end-of-terrace position, providing additional natural light and potential for extension (subject to planning consent). The rear garden offers a good-sized outdoor space ideal for future landscaping or entertaining.





St Marys Road, IG1 1QX

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



Ground Floor

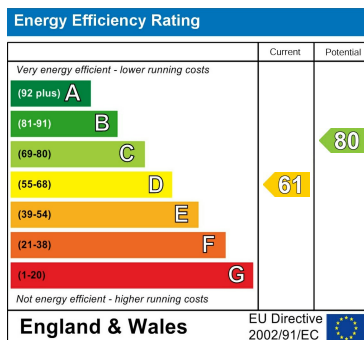
For Illustration Purposes Only - Not To Scale

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

C

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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