



ETON ROAD, ILFORD

NO ONWARD CHAIN | Four Bedroom End Of Terrace Home | Lounge | Kitchen | Dining Room | First Floor Shower Room | Separate W.C. | Own Driveway To Integral Garage | Approx. 1.2 Miles To Seven Kings Railway Station | 56' X 35' Rear Garden | Close to Ilford Town Centre |



SSTC

CHARLES STRATTON
ESTATE AGENTS



Spacious and well-proportioned four-bedroom end of terrace home with further potential to extend subject to the usual planning consents being offered with no-onward chain.

Accommodation comprises four double bedrooms and shower room with separate W.C. to the first floor, whilst to the ground floor there is a Lounge, 29-foot Kitchen/Reception Room and an integral Garage. The front garden is paved to provide off-street parking and own driveway to the garage whilst to the rear there are established and well-maintained gardens.

Tenure: Freehold





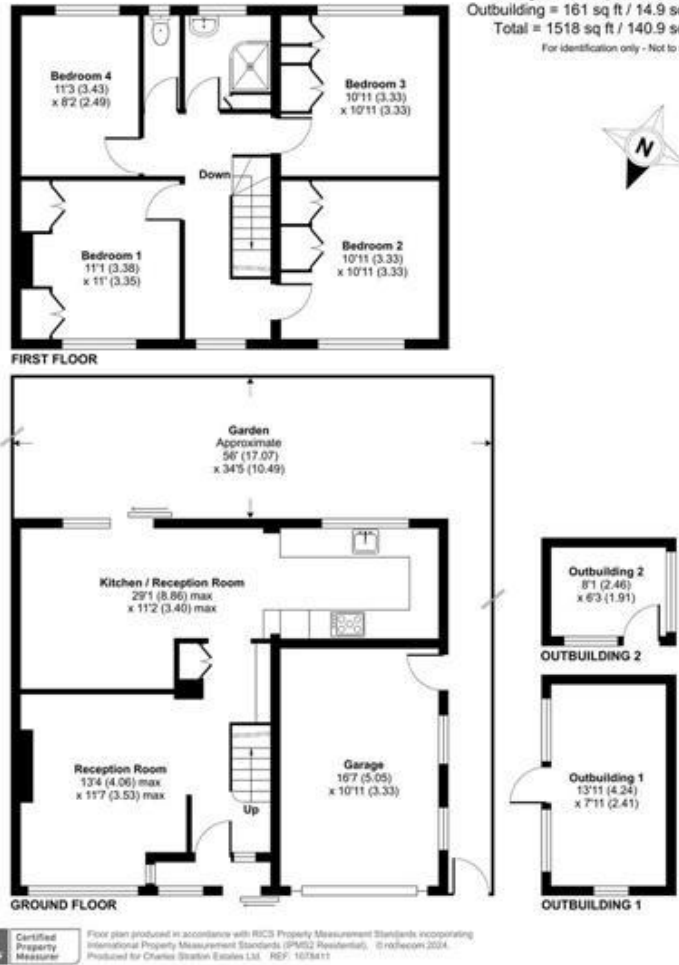






Eton Road, Ilford, IG1

Approximate Area = 1175 sq ft / 109.1 sq m
 Garage = 182 sq ft / 16.9 sq m
 Outbuilding = 161 sq ft / 14.9 sq m
 Total = 1518 sq ft / 140.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	84
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.