



**Price**  
**£330,000**

**Freehold**

2x  1x  1x 

**Erin Close, Ilford, Essex,  
IG3**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- A spacious end of terrace house with allocated parking
- Large low maintenance rear garden
- Ideally situated close to shops & local amenities
- Newly decorated
- Close to Goodmayes Station with access to Elizabeth Line.

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'4 x 12'11 (4.07m x 3.94m)

Kitchen: 7'7 x 6'2 (2.31m x 1.88m)

### FIRST FLOOR

Landing

Bedroom 1: 13'8 into fitted wardrobes x 6'4 (4.17m x 1.93m)

Bedroom 2: 8'4 x 6'2 (2.54m x 1.88m)

Bathroom

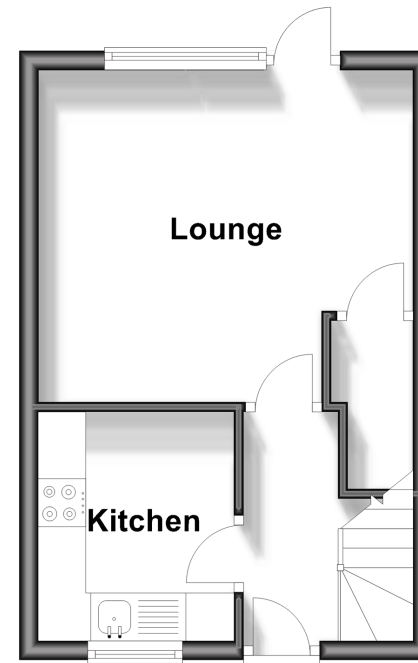
### OUTSIDE

Rear Garden

Allocated Parking

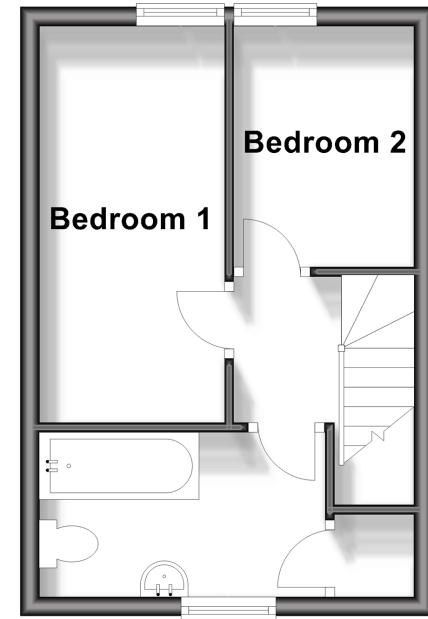
### Ground Floor

Approx. 23.5 sq. metres (252.4 sq. feet)



### First Floor

Approx. 23.5 sq. metres (252.4 sq. feet)



**Call Chadwell Heath - 020 8597 0043 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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