



**Guide Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Henley Road, Ilford,  
Essex, IG1**

**OVER 60?**

You could get up to  
**59% off** the price!\*



**Video Tour available**



**DOUGLAS  
ALLEN**

Helping you move forwards



## Main features

- Mid terraced house located close to Ilford Lane
- With off street parking and a ground floor bathroom
- has potential to extend and add further value
- Close to all local services and local transport services.
- Ideal for a family home.

## Accommodation

### GROUND FLOOR

**Lounge:** 13'2 x 11'4 (4.02m x 3.46m)  
**Dining Room:** 11'1 x 9'5 (3.38m x 2.87m)  
**Kitchen:** 13'2 x 9'2 (4.02m x 2.80m)  
**Shower/Bathroom**

### FIRST FLOOR

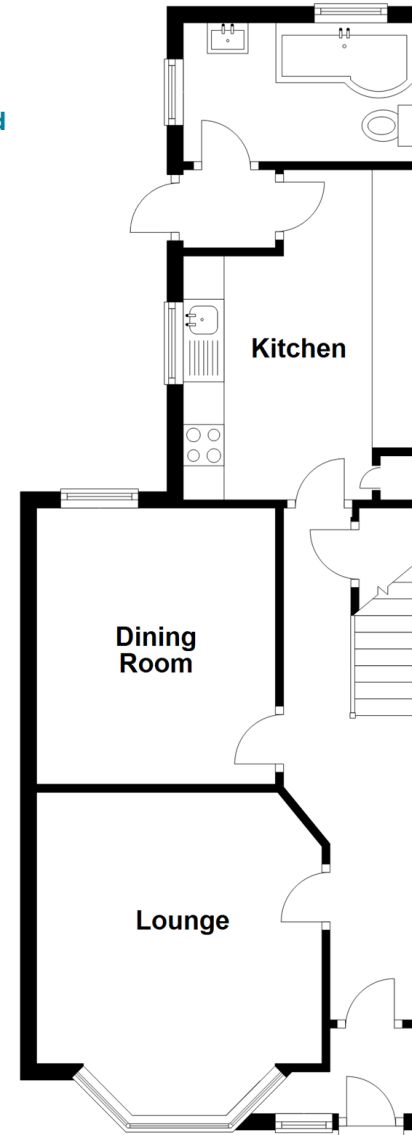
**Bedroom 1:** 15'2 x 13'2 (4.63m x 4.02m)  
**Bedroom 2:** 11'2 x 9'8 (3.41m x 2.95m)  
**Bedroom 3:** 9'3 x 9'3 (2.82m x 2.82m)

### OUTSIDE

**Off street parking**  
**Rear Garden**  
**Front Garden**

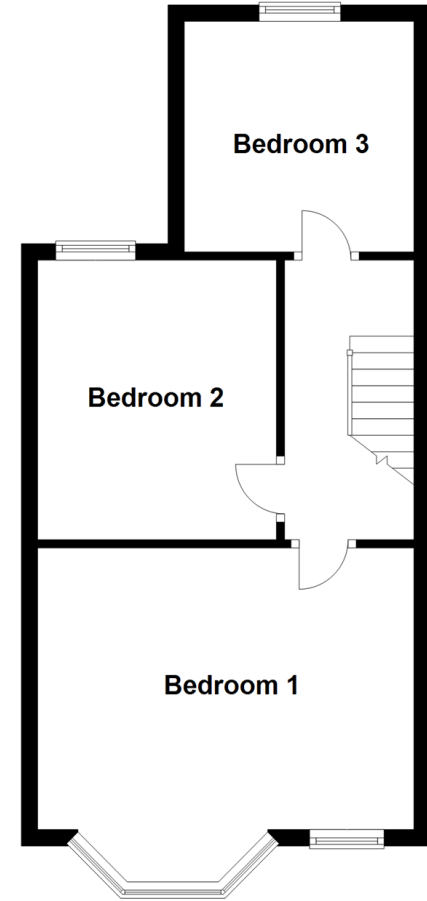
### Ground Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



### First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



**Call Ilford - 020 8518 0044 ■ [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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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