



OVER 60?

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

Price

£750,000

Freehold

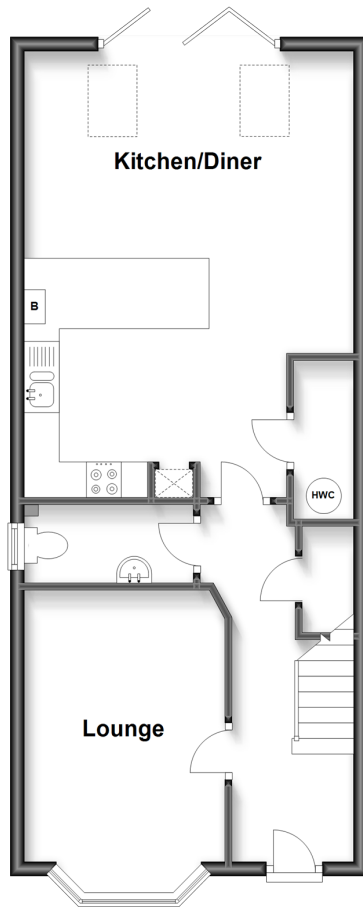
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**Clarence Avenue, Ilford,
Essex, IG2**

 **DOUGLAS
ALLEN**
Helping you move forwards

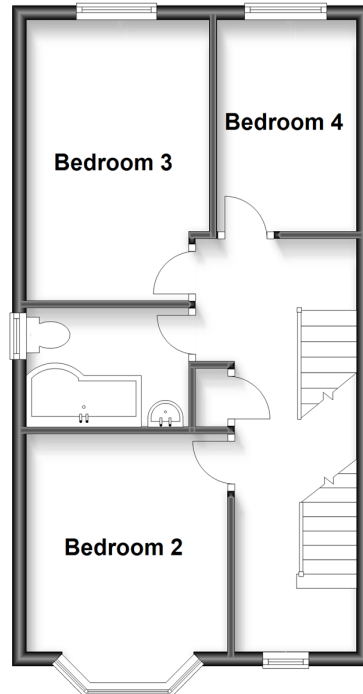
Ground Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



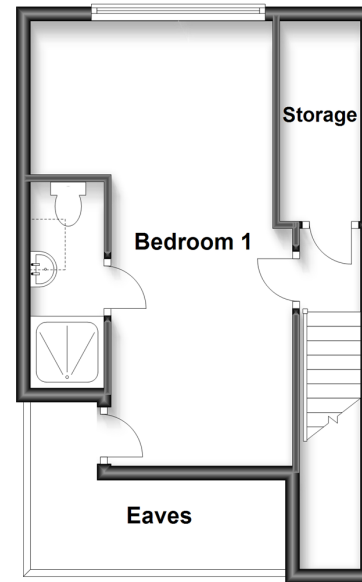
First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Second Floor

Approx. 29.5 sq. metres (317.0 sq. feet)



Accommodation

GROUND FLOOR

Lounge: 15'6 x 11'12 (4.73m x 3.66m)

Downstairs Cloakroom

Kitchen/Diner : 20'8 x 15'5 (6.30m x 4.70m)

FIRST FLOOR

Bedroom 2: 12'4 x 9'5 (3.76m x 2.87m)

Bedroom 3: 12'6 x 8'6 (3.81m x 2.59m)

Bedroom 4: 9'6 x 6'4 (2.90m x 1.93m)

SECOND FLOOR

Bedroom 1: 20'7 x 11'3 (6.28m x 3.43m)

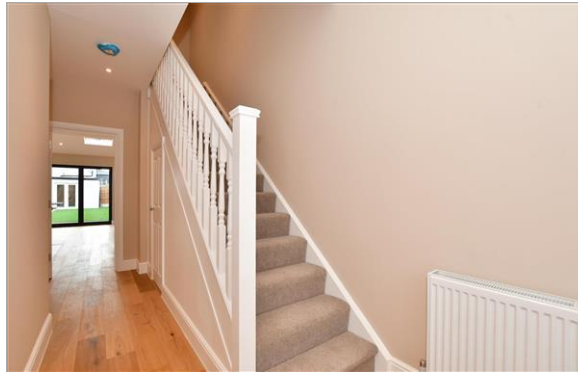
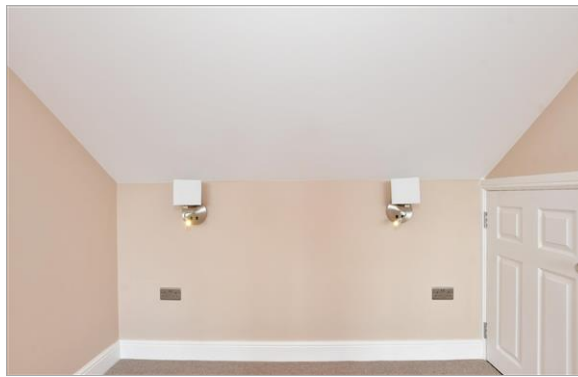
En Suite

OUTSIDE

Rear Garden

Off street parking

Out building



Main features

- Newly built 4 bedroom semi detached house
- With new build warranty
- Off street parking at the front with electric vehicle charger
- Outbuilding for office or storage space
- 2 bathrooms and ground floor cloak room
- Minutes away from Gants Hill station and other transport links
- Ideal for a family home



Nearest Schools

Primary Schools: Cranbrook Primary 0.4 miles, Gearies Junior School 0.5 miles, St Augustine's Catholic Primary 0.5 miles

Secondary Schools: Valentines High School 0.1 miles, Park



Transport Information

Train Stations: Ilford 1.1 miles, Seven Kings 1.6 miles, Manor Park 1.7 miles

Underground Gants Hill 0.1 miles, Redbridge 0.7 miles, Newbury Park 1.1 miles



Address

Clarence Avenue, Ilford, Essex, IG2



Directions

For directions to this property please contact us.



Call Ilford Branch 020 8518 0044 ■ douglasallen.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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