



Price
£750,000

Freehold

4x  2x  2x 

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

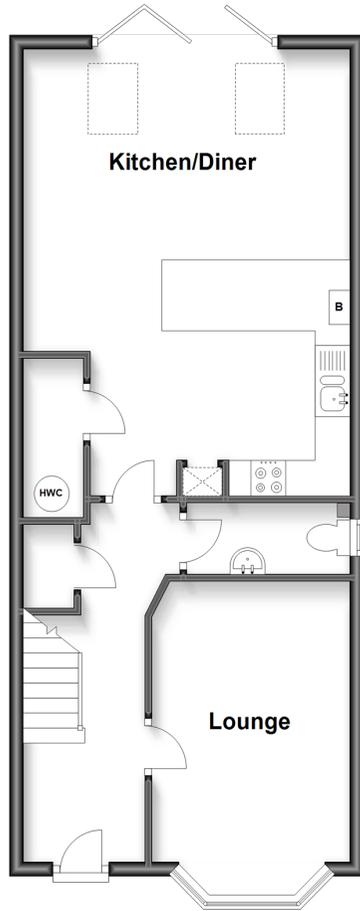
OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards

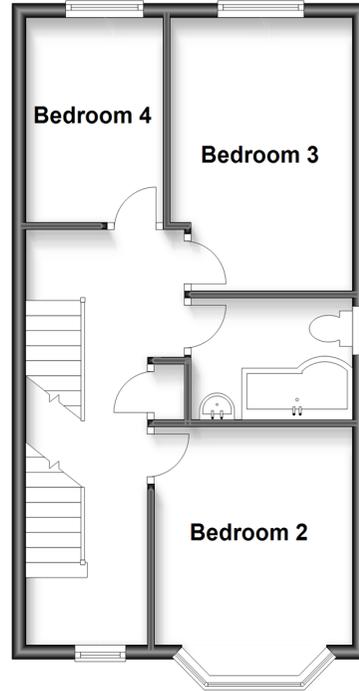
Ground Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



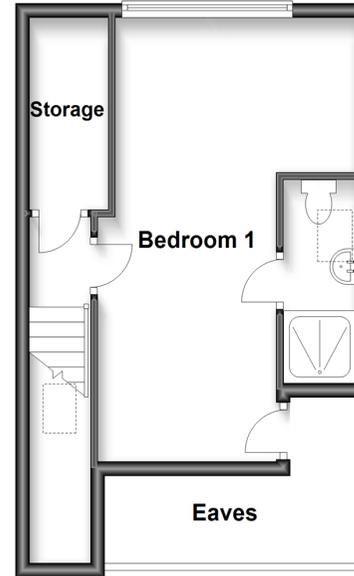
First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Second Floor

Approx. 29.2 sq. metres (314.7 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)

Bathroom: 7'5 x 5'7 (2.26m x 1.70m)

SECOND FLOOR

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

En Suite

OUTSIDE

Parking to the rear

Rear Garden

Front Garden



Main features

- Brand New 4 bedroom semi detached house
- New build warranty
- Parking to the rear and electric vehicle charger
- Open plan kitchen diner living area
- Ground floor cloakroom
- Close to transport services and many local amenities



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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