



**Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**Hampton Road, Ilford,  
Essex, IG1**

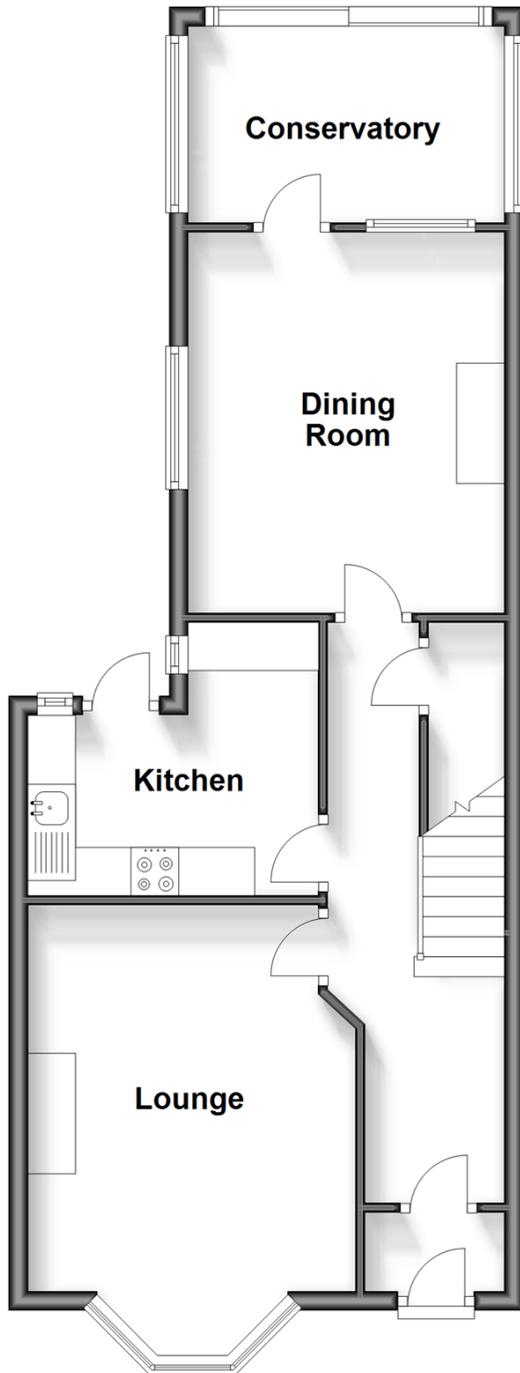
**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards

## Ground Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



## Split Level First Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 15'10 x 11'0 into bay (4.83m x 3.36m)

Dining Room: 13'0 x 11'0 (3.97m x 3.36m)

Kitchen: 11'0 x 9'0 (3.36m x 2.75m)

Conservatory: 11'0 x 7'0 (3.36m x 2.14m)

### SPLIT-LEVEL FIRST FLOOR

Landing

Bedroom 1: 16'4 x 11'8 (4.98m x 3.56m)

Bedroom 2: 10'8 x 9'8 (3.25m x 2.95m)

Bedroom 3: 11'3 x 10'10 (3.43m x 3.30m)

Bathroom

### OUTSIDE

Rear Garden

Off Street Parking



## Main features

- Well maintained terraced house situated in the popular Redbridge Borough
- Spacious lounge area & conservatory
- Large rear garden, ideal for outdoor entertaining
- Walking distance to shops & places of worship
- Bus links to Ilford & Barking stations



### Nearest Schools

Primary Schools: Cleveland Junior School 0.2 miles, Uphall Primary 0.3 miles, Woodlands Junior School 0.3 miles

Secondary Schools: Loxford School of Science and Technology 0.5 miles, Ilford Ursuline High School 0.8 miles



### Transport Information

Train Stations: Ilford 0.5 miles, Barking 0.8 miles, Seven Kings 1.2 miles

Underground Barking 0.8 miles

DLR.: Beckton 2.6 miles



### Address

Hampton Road, Ilford, Essex, IG1



### Directions

For directions to this property please contact us.



Call Ilford Branch 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
- 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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