

**106 Netley Road,
Ilford, IG2 7NW**



**Offers In Excess Of
£400,000**



SAFEGUARD
PROPERTY SOLUTIONS

KEY FEATURES

- CHAIN FREE
- FREEHOLD
- SHORT WALK TO NEWBURY PARK TUBE
- TWO RECEPTION ROOMS
- 65' APPROX. REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO SOUGHT AFTER SCHOOLS
- CLOSE TO SHOPS AND AMENITIES
- EPC ENERGY RATING D
- VIEWING HIGHLY RECOMMENDED



NOT TO BE MISSED!

This 2 bedroom family home located in this ever popular location, is being offered to the market with the benefit of having NO ONWORD CHAIN.

In need of some modernisation and with potential to extend (STPP) this property is a blank canvass for new owners to put their own stamp on it.

Downstairs accommodation comprises a lounge and separate dining room leading to the kitchen. Upstairs there are two generously sized bedrooms, and a very large family bathroom.

Externally the property offers a good sized rear garden which is mainly laid to lawn with bush, tree and shrub borders, outside WC and a wooden shed at the end.

This property is situated in a prime location in close proximity to local amenities, an array of outstanding local schools and just a FEW MINUTES WALK from Newbury Park Underground Station and local bus services. For more information on this property or to arrange viewing please contact Safeguard Property Solutions.

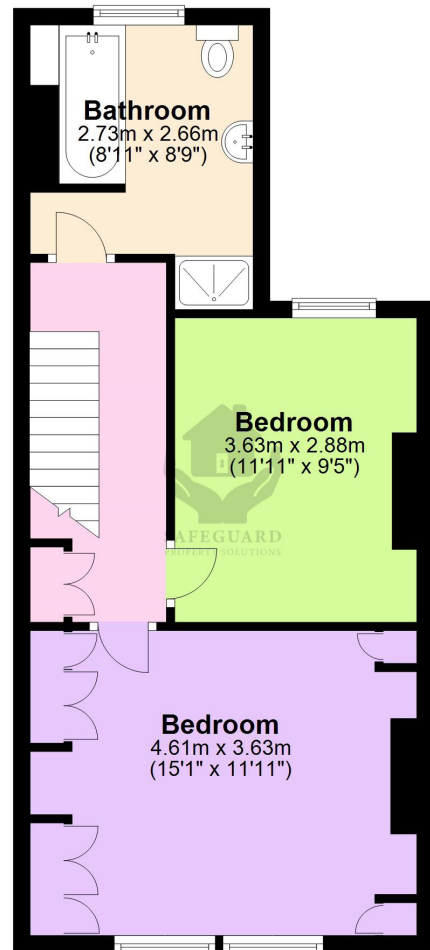
Ground Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



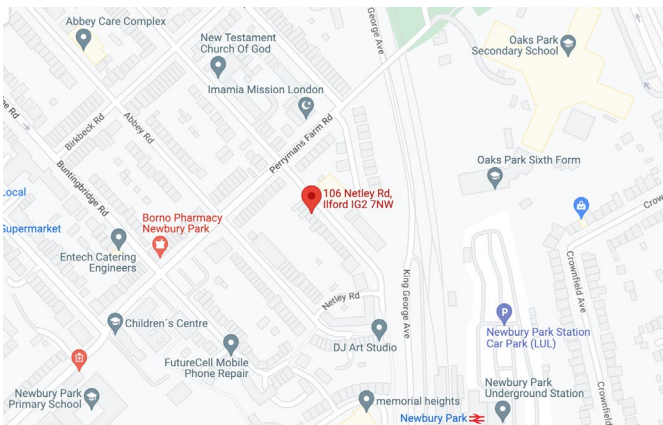
First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 87.1 sq. metres (937.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



The information provided in these particulars is for guidance only and should not be relied upon. These particulars do not form part of the contract. Any services, appliances and heating systems have not be checked or tested and no planning permissions or building regulations have been verified.



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