

**276 Tomswood Hill
Ilford, IG6 2QS**



**Offers In Excess Of
£525,000**



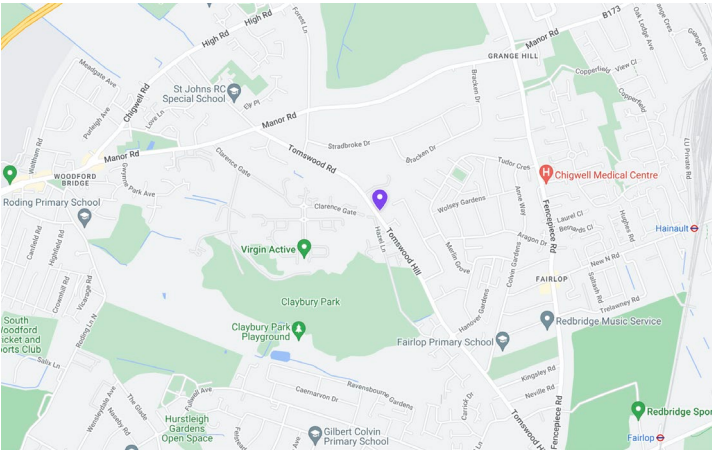
KEY FEATURES

- FREEHOLD
- CHAIN FREE
- FANTASTIC LOCATION
- DECEIVINGLY LARGE PLOT
- GREAT POTENTIAL TO EXTEND (STPP)
- DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- LARGE REAR GARDEN AND TWO PATIO AREAS
- SHORT DISTANCE TO FAIRLOP UNDERGROUND
- CLOSE PROXIMITY OF LOCAL AMENITIES

Safeguard Property Solutions are delighted to offer to the market this 2-bedroom semi-detached bungalow which sits on a deceivingly large plot in a prime part of Hainault where it borders Chigwell. With the benefit of having no onward chain and with great potential to extend (STPP) this property is a blank canvass for new owners to put their own stamp on it.

The property is just a short distance from Fairlop Underground giving access to Liverpool Street in 30 minutes and Stratford in 20 minutes and is in close proximity of all local amenities such as supermarkets, takeaways and restaurants.

The property currently comprises a very large master bedroom and further good sized second bedroom; a family bathroom with bath and separate shower cubicle; a generous kitchen/ diner and separate lounge. Externally the property offers a paved front driveway with off street parking for several vehicles. To the side there is an undeveloped area measuring almost 80sqm currently used as a patio/ side access. At the rear there is a garage and second patio area and a larger than average rear garden measuring approx. 28m long which is mainly laid to lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 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 been checked or tested and no planning permissions or building regulations have been verified.



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