



## **Auckland Road, Ilford IG1 4SF**

**£550,000**

PLEASE CHECK OUT OUR VIRTUAL 3D SHOWCASE OF THIS LOVELY HOME !

Birchills Estate Agents are very pleased to present the sales market this beautiful three bedroom terraced house in on the ever sought after Commonwealth Estate.

The ground floor of this home boasts two separate receptions, shower room and a fully fitted kitchen.

The first floor offers two double bedrooms, a single bedroom and a family bathroom

To the front there is off street parking for two cars and to the rear there is a large garden.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to sell very quickly.

## Auckland Road, Ilford IG1 4SF

### Entrance Hall

15'8" x 5'2" (4.8 x 1.6)

### Reception

12'1" x 11'9" (3.7 x 3.6)



### Utility Room

8'10" x 6'6" (2.7 x 2)



### Shower Room

8'10" x 6'6" (2.7 x 2.)



### Reception

14'1" x 15'8" (4.3 x 4.8)



### Bedroom

15'8" x 12'5" (4.8 x 3.8)



### Kitchen

8'10" x 6'6" (2.7 x 2)



## Auckland Road, Ilford IG1 4SF

**Bedroom**  
13'1" x 12'1" (4 x 3.7)



**Bedroom**  
8'6" x 6'10" (2.6 x 2.1)



**Bathroom**  
6'2" x 5'6" (1.9 x 1.7)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) B		
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