



## South Park Drive, Ilford IG3 9AD

**£2,750**

Welcome to this charming mid-terrace house on South Park Drive in Ilford! This delightful property boasts a generous 1,324 sq ft of living space, perfect for a growing family.

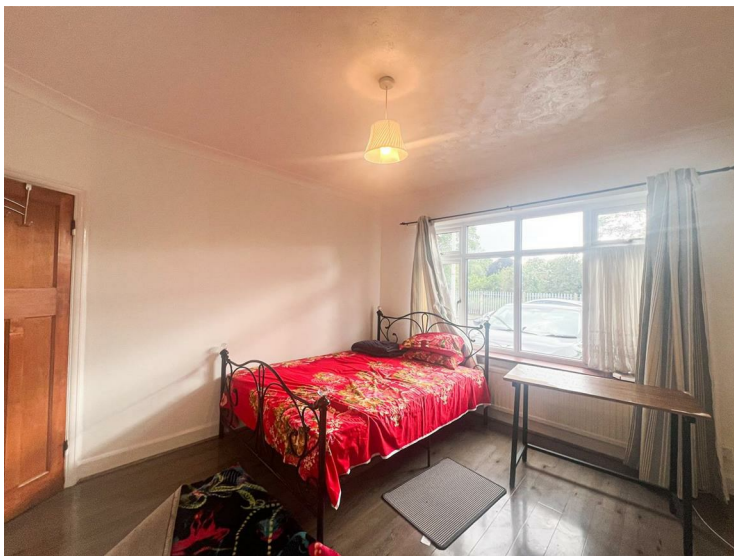
As you step inside, you are greeted by a cosy reception room, ideal for relaxing with loved ones. With four bedrooms, there is ample space for everyone to have their own sanctuary. The two bathrooms ensure no more morning queues, adding convenience to your daily routine.

Built in 1930, this house exudes character and charm, offering a glimpse into the past while providing all the modern comforts you need. The off-street parking and space for two vehicles make coming home a breeze, with the added convenience of being within close proximity to Seven Kings Train Station for easy commuting.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer.

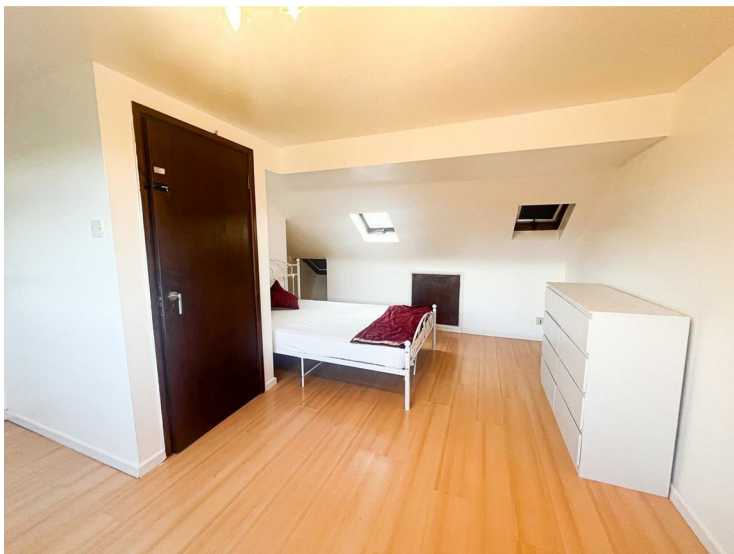


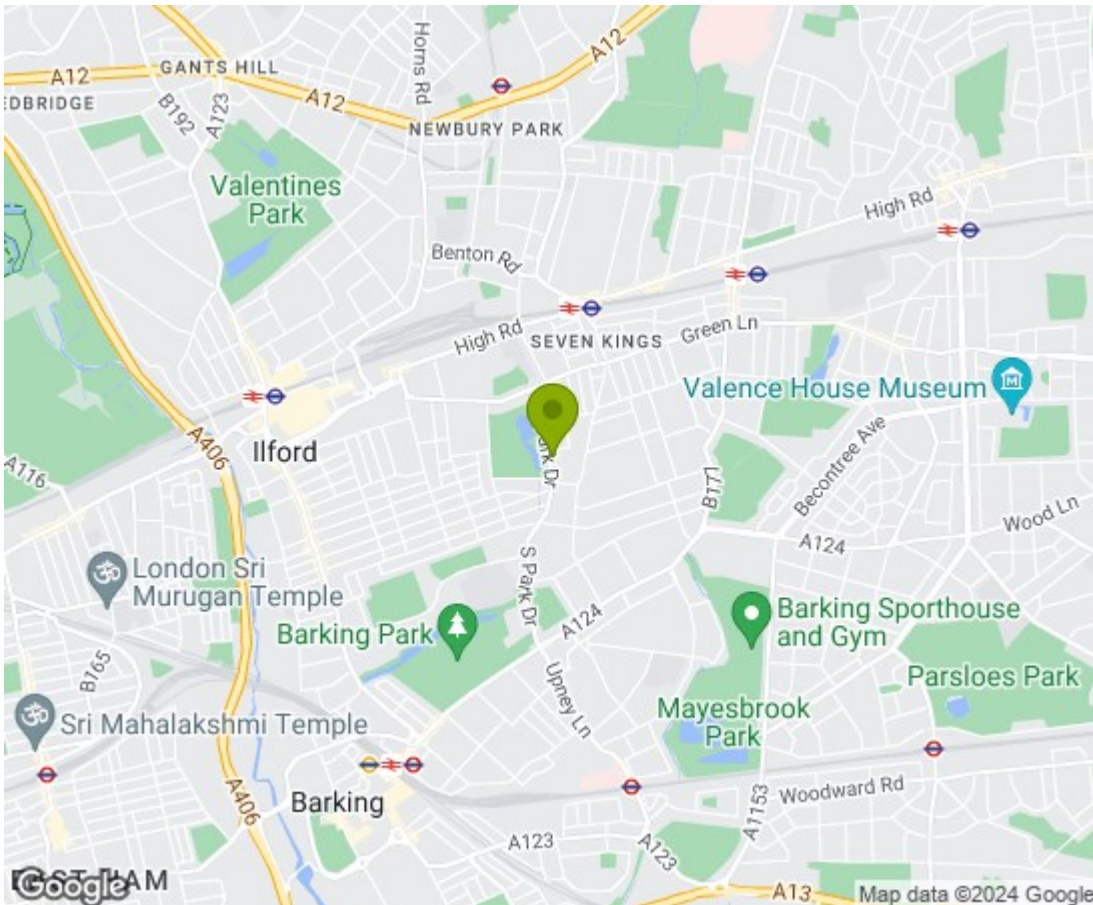
South Park Drive, Ilford IG3 9AD





South Park Drive, Ilford IG3 9AD





**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 82        |
| (69-80) <b>C</b>                            | 69      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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 |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC

