

## **Dawlish Drive, Ilford IG3 9ED**

**£2,600**

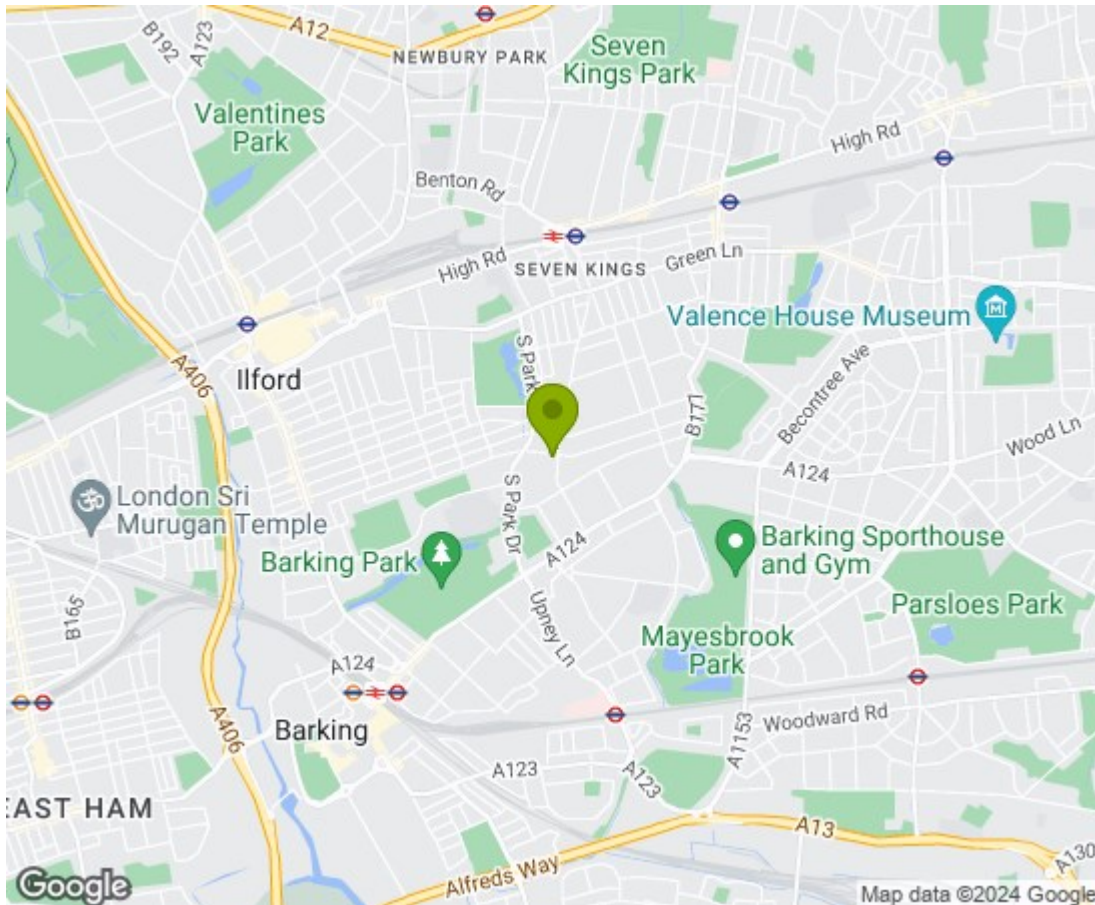
Welcome to this charming terraced house located on Dawlish Drive in the sought-after area of Ilford. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is plenty of space for everyone in the household.

One of the standout features of this lovely home is the stunning garden, providing a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this beautiful outdoor space.

In addition to the garden, this property also offers parking for two vehicles, making it convenient for those with multiple cars or guests visiting. The driveway adds to the convenience and accessibility of this home, ensuring you never have to worry about finding a parking spot.

Overall, this terraced house on Dawlish Drive is a fantastic opportunity for anyone looking for a spacious and well-maintained property in a desirable location. Don't miss out on the chance to make this house your new home!

**Dawlish Drive, Ilford IG3 9ED**



**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (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 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 |         |           |

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