





35 Mafeking Avenue, Ilford - IG2 7AP

£575,000 Freehold

Guide Price: £575,000-£600,000 • Will Suit Families that want to be close to Good Schools and Transport Links • Close to Seven Kings High School / Downshall Primary School / St Aidan's Catholic Primary Academy / The Palmer Catholic Academy • Close to Newbury Park Station (Central Line) & Seven Kings Station (Elizabeth Line) • Already Rear Extended by Approx 6m to Enable a Larger Kitchen & Ground Floor Bedroom with En-Suite • Upstairs Family Bathroom & Separate Cloak Room • Potential to Extend into the Loft Space • Easy Access to the A12 • Ready to Move In with No Onward Chain • Driveway to the Front

HIGHCASTLE ESTATES

020 3026 4420

sales@hceuk.com

Spacious 4-bed terraced house with extended kitchen, en-suite guest room, driveway, top schools, and great transport links. No chain. Potential for loft extension (STPP). Guide price £575k–£600k.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





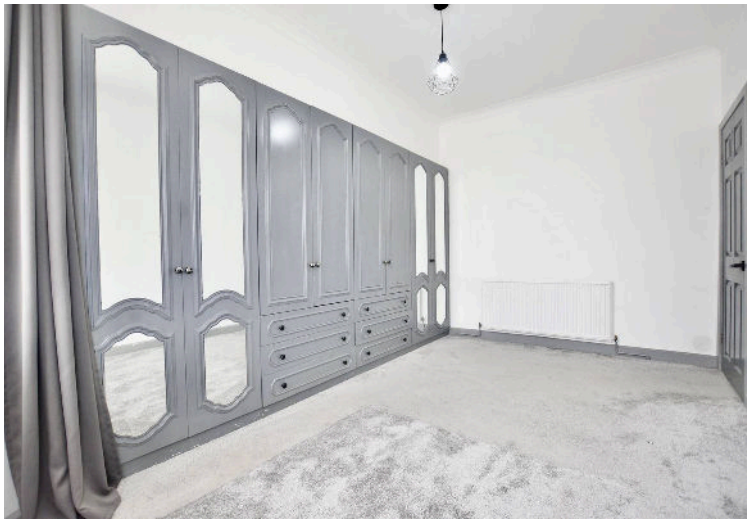


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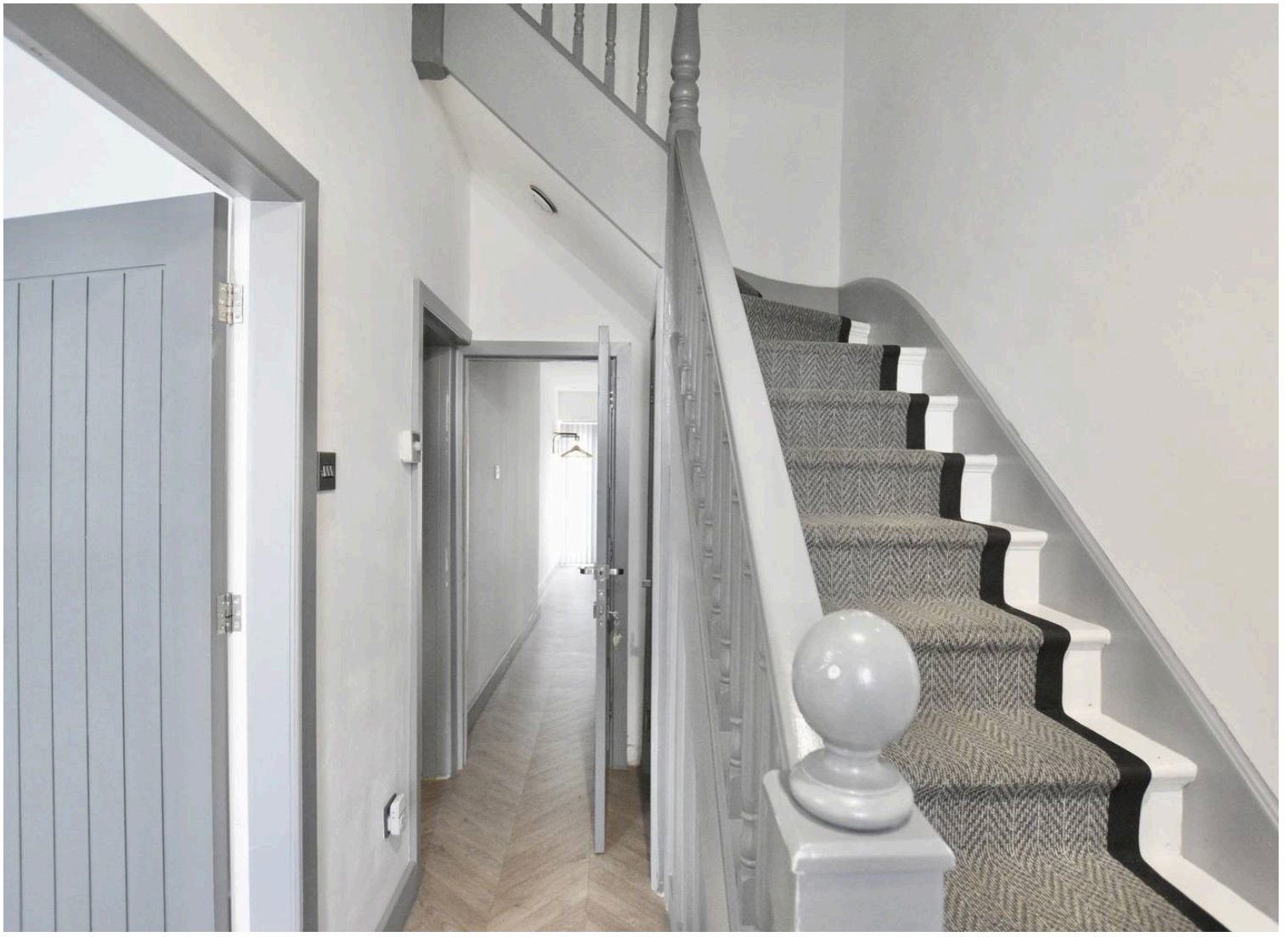












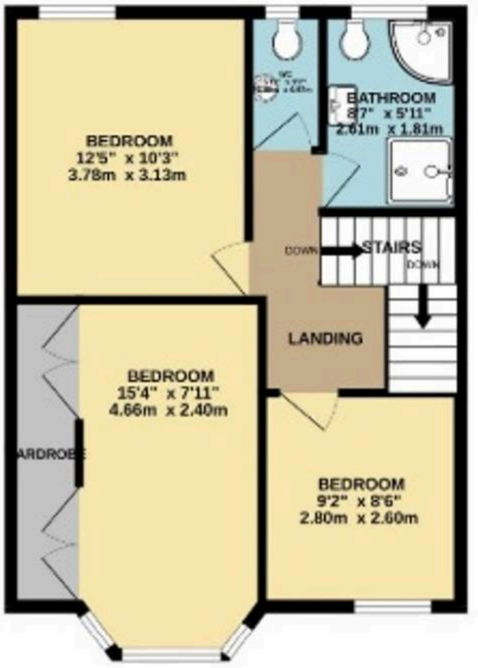




GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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