

ANISTENHOMES

SALES • LETTINGS • MANAGEMENT • MORTGAGE • INSURANCE • FINANCE

**FOR SALE
FREEHOLD**

**Guide Price £430,000
Lynford Gardens, Ilford, Essex IG3
9LY**



For Sale - £430,000 Freehold

Lynford Gardens Seven Kings IG3 9LY

A well-presented 3 bed mid terraced family home with two large reception rooms. This property benefits from a fully fitted kitchen with a large diner room, 2 separate receptions and a good sized garden to the ground floor. To the 1st floor you have two double bedrooms with fitted wardrobes, one single bedroom and family bathroom with a separate WC facility. The property has recently been fitted with new carpets and a Combi-boiler system. The property is well maintained throughout and is conveniently situated within walking distance to Seven Kings Station. Local amenities such as schools, shops are nearby.

Surrounding Areas: Ilford, Seven Kings, Goodmayes, Chadwell Heath, Romford, Redbridge, Gants Hill, Newbury Park, Clayhall, Barkingside, Hainault, London, Essex

- 2 Reception rooms
- Fully fitted Kitchen with diner
- Newly fitted carpets
- Newly fitted combi-boiler
- Gas Central Heating
- Double Glazed

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
45	53	49	56
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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