



Colenso Road

, Ilford, IG2 7AH

Offers In Excess Of £495,000

Redbridge

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Nestled on the charming Colenso Road in Ilford, this versatile property presents an excellent opportunity for both investors and families alike. Currently configured as two separate flats, this three-bedroom house has been thoughtfully converted into a one-bedroom ground floor flat and a two-bedroom flat on the first floor.

The ground floor flat offers a comfortable living space, ideal for a single occupant or a couple, while the first-floor flat boasts ample room for a small family or those seeking additional space. This dual configuration allows for a variety of living arrangements, whether you wish to maintain the current setup for rental income or revert the property back to a spacious family home.

The location is particularly appealing, with convenient access to local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and convenience. The potential to transform this property back into a single residence adds to its allure, providing flexibility to suit your lifestyle needs.

In summary, this property on Colenso Road is a unique offering that combines the benefits of dual living with the potential for future development. Whether you are looking to invest or seeking a new family home, this house presents a promising opportunity in a desirable area.



GROUND FLOOR FLAT

ENTRANCE

On the ground floor.

RECEPTION ROOM 14'10" into bay x 14'2" (4.53m into bay x 4.32m)

Double glazed bay window to front. Radiator.

KITCHEN 8'7" x 8'7" (2.63m x 2.63m)

Double glazed window to rear

BEDROOM 12'0" x 11'3" (3.67m x 3.43m)

Double glazed patio doors to garden. Radiator.

GROUND FLOOR SHOWER ROOM 5'9" max x 8'7" max (1.76m max x 2.62m max)

Walk-in shower unit. Low level toilet. Wash hand basin.

FIRST FLOOR FLAT

ENTRANCE

Stairs to the first floor.

RECEPTION ROOM 14'10" into bay x 11'1" (4.53m into bay x 3.38m)

Double glazed bay window to front. Radiator.

KITCHEN 8'7" x 6'4" (2.63m x 1.95)

Double glazed window to rear

BEDROOM ONE 12'0" x 10'6" max (3.68m x 3.21m max)

Double glazed window to garden. Radiator.

BEDROOM TWO 8'8" x 8'0" (2.66m x 2.44m)

Double glazed window to front. Radiator.

FIRST FLOOR BATHROOM 5'6" x 5'3" (1.69m x 1.61m)

Panel bath. Low level Toilet. Wash hand basin. Double glazed to rear.

EXTERIOR

Front off street parking for one car.

Rear mainly laid lawn.

AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

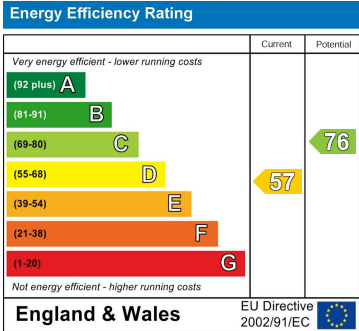
Area Map



Floor Plans



Energy Efficiency Graph



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