

## Castleton Road, Ilford – IG3 9QW

£850,000 Freehold

Bright, airy, and well-proportioned throughout • Chain free – ready to move into or rent out immediately • Close proximity to Elizabeth Line stations • Close to local shops, schools, parks, and amenities • Fully extended to rear and into loft • Character Property • Family home • Driveway



**HIGHCASTLE  
ESTATES**

**020 3411 7753**  
ilford@hceuk.com



\* EXTENDED MID-TERRACE VICTORIAN HOUSE \* 7 BEDROOMS / 3 RECEPTIONS /  
 4 WASH ROOMS \* CLOSE TO GOODMAYES STATION (elizabeth line) \* EASY  
 ACCESS TO TRANSPORT & ROAD LINKS \* CLOSE TO SCHOOLS , SHOPS & PARKS  
 \* DRIVEWAY TO FRONT \* NO ONWARD CHAIN \* READY TO MOVE IN  
 Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

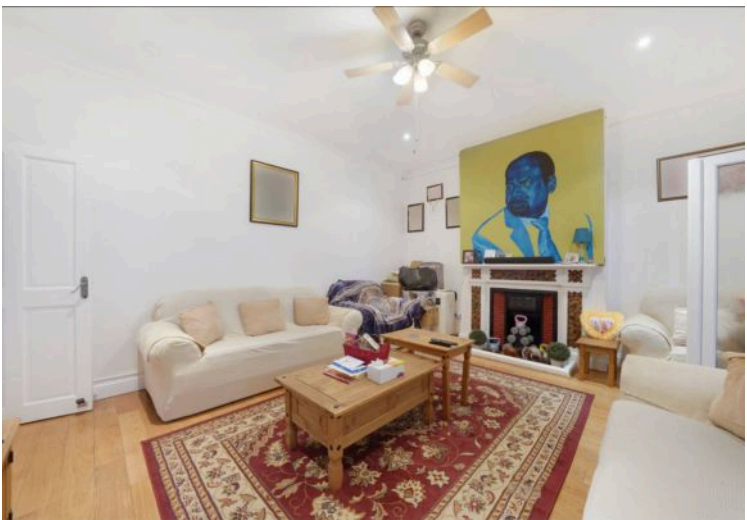
EPC Environmental Impact Rating:



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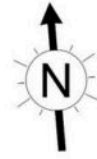
Approx Gross Internal Area = 193.92 sq m / 2087 sq ft

RHH / Eaves Storage = 14.17 sq m / 152 sq ft

Outbuilding = 21.12 sq m / 227 sq ft

Total = 229.21 sq m / 2466 sq ft

 = Reduced Headroom Below 1.5m / 5'0



Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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