



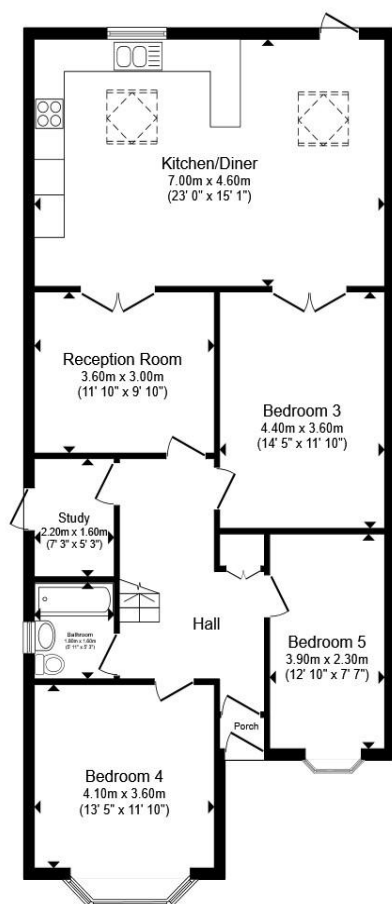
**Lamerton Road, Ilford, IG6 2EQ**

**welcome to**

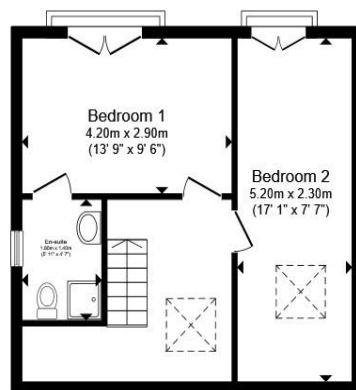
**Lamerton Road, Ilford**

Immaculate Five Bedroom Semi-Detached Bungalow with Off-Street Parking and an Annexe situated in a Sought-After Location, with access to Fairlop, Barkingside and Hainault Train Stations, as well as Local Schools and Amenities.

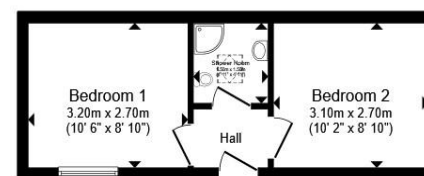




**Ground Floor**



**First Floor**



**Annexe**

Total floor area 165.1 m<sup>2</sup> (1,777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Porch**

**Hall**

**Kitchen-Diner**

23' x 15' 1" ( 7.01m x 4.60m )

**Reception Room**

11' 10" x 9' 10" ( 3.61m x 3.00m )

**Study**

7' 3" x 5' 3" ( 2.21m x 1.60m )

**Bathroom**

5' 11" x 5' 3" ( 1.80m x 1.60m )

**Bedroom Three (Ground Floor)**

14' 5" x 11' 10" ( 4.39m x 3.61m )

**Bedroom Four (Ground Floor)**

13' 5" x 11' 10" ( 4.09m x 3.61m )

**Bedroom Five (Ground Floor)**

12' 10" x 7' 7" ( 3.91m x 2.31m )

**Landing**

**Bedroom One (First Floor)**

13' 9" x 9' 6" ( 4.19m x 2.90m )

**Shower En-Suite**

5' 11" x 4' 7" ( 1.80m x 1.40m )

**Bedroom Two (First Floor)**

17' 1" x 7' 7" ( 5.21m x 2.31m )

**Garden**

**Hall (annexe)**

**Bedroom One (Annexe)**

10' 6" x 8' 10" ( 3.20m x 2.69m )

**Bedroom Two (Annexe)**

10' 2" x 8' 10" ( 3.10m x 2.69m )

**Shower Room (Annexe)**

4' 11" x 4' 11" ( 1.50m x 1.50m )

welcome to

## Lamerton Road, Ilford

- WILLIAM H BROWN BARKING EXCLUSIVE
- OFF-STREET PARKING
- ANNEXE
- FIVE BEDROOMS
- DECORATED TO A HIGH STANDARD THROUGHOUT

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers over  
**£825,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BKG105847](http://williamhbrown.co.uk/Property/BKG105847)



Property Ref:  
BKG105847 - 0004

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William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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