

## Mortlake Road, ILFORD

£460,000

**NO ONWARD CHAIN!!** This three bedroom, terraced house benefits from double glazing, gas central heating, two receptions, kitchen, ground floor shower and WC, cellar, three good size bedrooms, first floor family bathroom/WC, 61' rear garden and potential for off street parking, subject to dropping the kerb. This property is priced to sell so please call our sales team for an appointment to view.

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTIONS
- CELLAR
- 61' REAR GARDEN
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via opaque glazed front door with matching side and fanlight leading to hallway.

### HALLWAY

Double radiator, laminate flooring, power points, cupboard under stairs, door to cellar.

### CELLAR

5' 4" x 17' 2" (1.63m x 5.23m)

Steps down from hallway, single radiator, gas meter.

### RECEPTION ONE



11' 9" to alcove x 14' 9" to bay (3.58m x 4.50m)

Double glazed bay window to front, laminate flooring, double radiator, power points, coving to ceiling, ceiling rose.

### RECEPTION TWO



9' 11" x 13' 4" to bay (3.02m x 4.06m)

Double glazed picture and casement window to rear, laminate flooring, double radiator, power points, door to garden.

## KITCHEN



6' 10" x 16' 4" (2.08m x 4.98m)

Range of eye and base units with rolled edge worktops, gas cooker point, extractor hood, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, wall mounted boiler, door to lobby area.

### LOBBY AREA

Door to ground floor WC, pedestal basin with mixer tap, door to garden.

### GROUND FLOOR WC

Double glazed opaque picture and casement window to rear, close coupled WC, door to shower with thermostatically controlled shower over.

## FIRST FLOOR

### LANDING

Open balustrade staircase, double radiator.

### BEDROOM ONE



10' to alcove x 16' 10" to bay (3.05m x 5.13m)

Double glazed bay window to front, double radiator, laminate flooring, power points.

**BEDROOM TWO**



11' 11" x 13' 3" to bay (3.63m x 4.04m)  
 Double glazed bay window to rear, double radiator, laminate flooring, power points.

**BEDROOM THREE**



5' 10" x 11' 8" (1.78m x 3.56m)  
 Double glazed picture and casement window to front, single radiator, laminate flooring, power points.

**FIRST FLOOR BATHROOM/WC**



Double glazed opaque casement window to rear, part tiled walls, single radiator, pedestal basin, panelled bath with mixer tap and shower attachment, halogen spotlights to ceiling.

**EXTERIOR**

**REAR GARDEN**

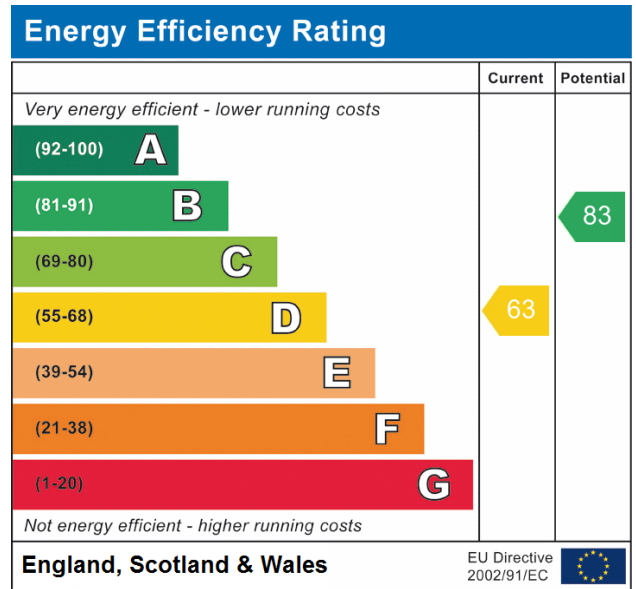


61' with patio area, remainder to lawn with path, outside sensor light.

**AGENTS NOTE**

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £150 from the company we recommend.

**EPC**



**What's Next?**

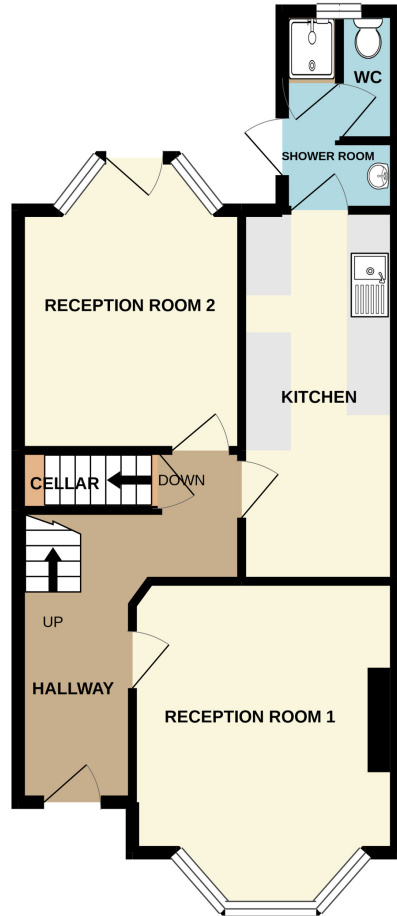
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

**Disclaimer**

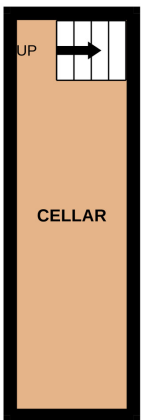
**Misrepresentations Act 1967:** These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

**Property Misdescriptions Act 1991:** The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

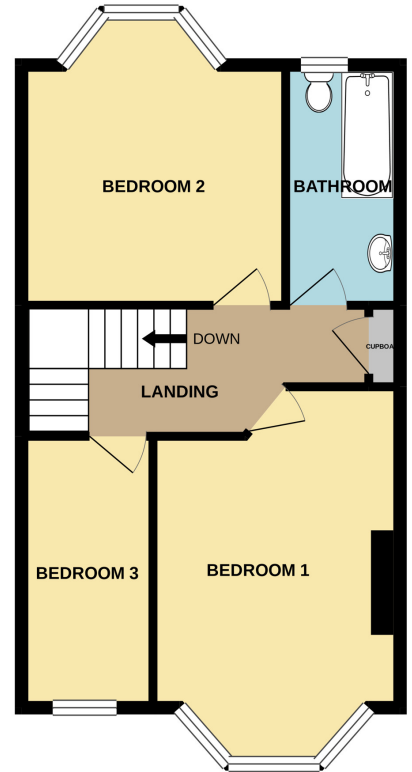
GROUND FLOOR  
525 sq.ft. (48.6 sq.m.) approx.



BASEMENT  
96 sq.ft. (8.9 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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.  
Made with Metropix ©2021

