



Hunter Road, ILFORD

MODERN LIVING!! Guide Price: £400,000 - £425,000. Payne & Co are delighted to present this beautifully presented terraced property, located in the ever so popular area of Ilford Lane. This neutrally decorated home offers a comfortable and modern living space. The property boasts two reception rooms, providing ample space for entertaining and relaxation. Upon entering the open plan lounge, you will be greeted by a lightwell, allowing natural light to flood the living space which includes the modern kitchen that leads on to the dining area over looking the garden. Upstairs, there are two bedrooms, perfect for a growing family or those needing a home office space. The property also features a first-floor bathroom, double glazing, gas central heating and underfloor heating in the rear extension. Situated in a convenient location, this property provides easy access to local amenities, including restaurants, shops on Ilford Lane and with good access to both Barking and Ilford Mainline Station. The extension has been awarded the People's Choice award in 2020 for its design. It was a small project featured in the AJ Architects' Journal, designed by BÜF Architecture. This property offers a fantastic opportunity for prospective buyers looking for a well-maintained terraced home offered with no onward chain. Don't miss your chance to make this stunning property your own!

Guide Price £400,000

- TWO BEDROOMS
- TWO/THREE RECEPTIONS
- 50' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - C

GROUND FLOOR

ENTRANCE

Via front door to hallway.

HALLWAY

Vinyl flooring, radiator, LED spotlights to ceiling, stairs down to lounge/kitchen area, stairs to first floor.

RECEPTION

9' 11" to alcove x 12' 3" (3.02m x 3.73m)

Double glazed picture and casement window to front, double radiator, power points, LED spotlights to ceiling



LOUNGE

10' 11" x 12' 2" (3.33m x 3.71m)

Vinyl flooring with under floor heating, storage area with plumbing for washing machine, integrated fridge and freezer, cupboard under stairs housing fuseboard and gas meter, double glazed patio doors to light well, open to kitchen.



KITCHEN

5' 4" x 11' 9" (1.63m x 3.58m)

Range of base units with worktop, sink with single drainer and mixer tap and splashback, electric oven and hob, extractor hood, LED spotlights to ceiling, full height double glazed window to light well, full height double glazed door to garden, open to dining area.



DINING AREA

8' x 12' 11" (2.44m x 3.94m)

Full height double glazed picture and casement window to side and light well, vinyl flooring with under floor heating, power points, full height double glazed patio doors to garden.



FIRST FLOOR

LANDING

Access to loft.

FIRST FLOOR SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled floor, part tiled walls, chrome towel radiator, close coupled WC, pedestal basin with tiled splashback, walk-in cubicle with thermostatically controlled shower over, LED spotlights to ceiling, cupboard housing wall mounted boiler.



BEDROOM ONE

15' 1" narrowing to 12' 3" x 12' 1" (4.60m x 3.68m)
 Double glazed picture and casement windows to front, double radiator, power points, LED spotlights to ceiling.



BEDROOM TWO

7' 10" x 11' 5" (2.39m x 3.48m)
 Double glazed picture and casement window to rear, double radiator, power points.



EXTERIOR

REAR GARDEN


Approximately 50' with brick paved patio, raised shrub borders, raised rear patio.



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 £300 from the company we recommend.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

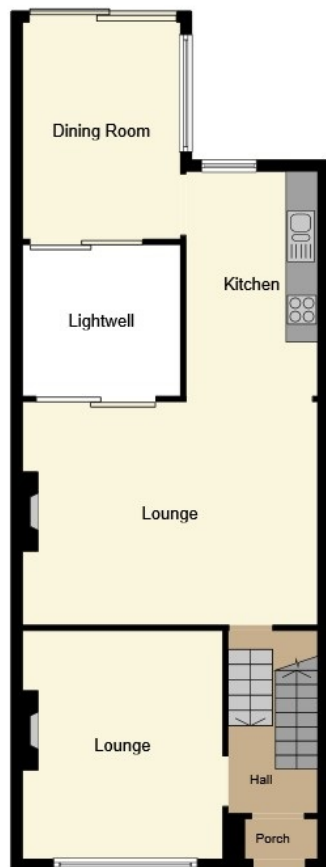
What's Next?

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

Disclaimer

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Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.