



## Wanstead Lane, ILFORD

£600,000

NO ONWARD CHAIN!! This fantastic, three bedroom, extended corner sited house is perfectly located opposite playing fields and is within convenient walking distance to local shops, Redbridge and Gants Hill underground stations. Benefits include two receptions, ground floor shower/WC, fitted kitchen, three good size bedrooms, first floor bathroom, separate WC, 70' rear garden and detached garage. The property offers further potential to extend, subject to planning permission and would make an ideal family home. Please call our sales team for your appointment to view.

- NO ONWARD CHAIN
- CORNER HOUSE
- THREE BEDROOMS
- COUNCIL TAX - BAND E
- FREEHOLD
- EPC - D



## GROUND FLOOR

### ENTRANCE

Via double glazed front door with matching side and fanlights leading to hallway.

### HALLWAY

Single radiator, stairs to first floor via dog-leg landing.

### GROUND FLOOR SHOWER/WC

5' 3" x 9' 7" (1.60m x 2.92m)

Double glazed opaque picture and casement window to side, tiled walls, single radiator, close coupled WC, pedestal basin, cubicle with thermostatically controlled shower over, extractor fan.



### RECEPTION ONE

14' 2" x 15' 5" to bay (4.32m x 4.70m)

Double glazed coloured leaded light bay window to front, double radiator, fire surround, power points, picture rail, coving to ceiling.



### RECEPTION TWO

11' 6" to alcove x 15' 5" (3.51m x 4.70m)

Double radiator, tiled fireplace, power points, picture rail, coving to ceiling, coloured leaded light door with matching side and fanlight leading to garden.



### KITCHEN

9' 1" x 11' 4" (2.77m x 3.45m)

Double glazed picture and casement window to rear, picture window to rear, part tiled walls, range of eye and base units with rolled edge worktops, gas cooker point, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, recess for fridge freezer, cupboard housing wall mounted boiler and hot water cylinder, double glazed opaque door to garden.



## FIRST FLOOR

### LANDING

Double glazed opaque picture and casement window to side, picture rail.

### FIRST FLOOR WC

Double glazed opaque casement window to side, part tiled walls, close coupled WC.

### FIRST FLOOR BATHROOM

Double glazed coloured leaded light picture and casement window to front, part tiled walls, single radiator, pedestal basin, panelled bath with grab rails, mixer tap and shower attachment.



### BEDROOM ONE

12' 7" to chimney breast x 15' 5" (3.84m x 4.70m)

Double glazed coloured leaded light bay window to front, double radiator, power points, fitted wardrobes.



### BEDROOM TWO

11' 2" to alcove x 11' 11" (3.40m x 3.63m)

Double glazed picture and casement window to rear, single radiator, power points, picture rail, coving to ceiling, fitted cupboard to alcove.



### BEDROOM THREE

9' 6" to alcove x 11' 3" (2.90m x 3.43m)

Double glazed picture and casement window to rear, single radiator, power points.



### EXTERIOR

#### REAR GARDEN

70' with paved patio area, steps down to side return and further patio, remainder to lawn, shrub borders, side access.





## DETACHED GARAGE

11' 2" x 17' 5" (3.40m x 5.31m)

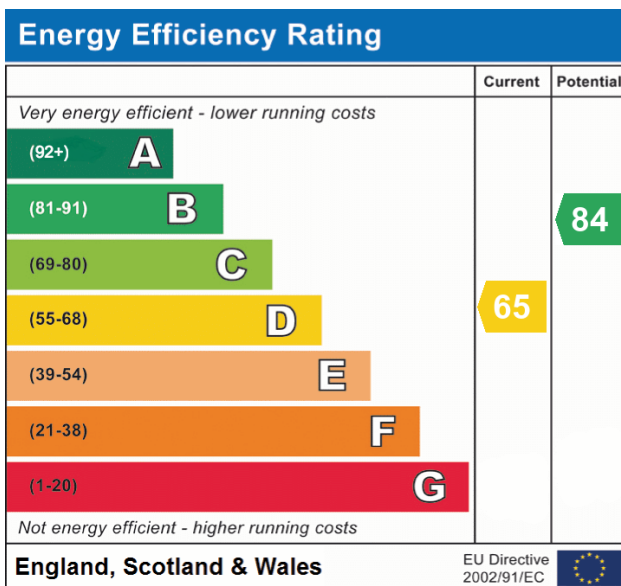
Accessed via double gates from Hillview Crescent.



### 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



### What's Next?

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

### Disclaimer

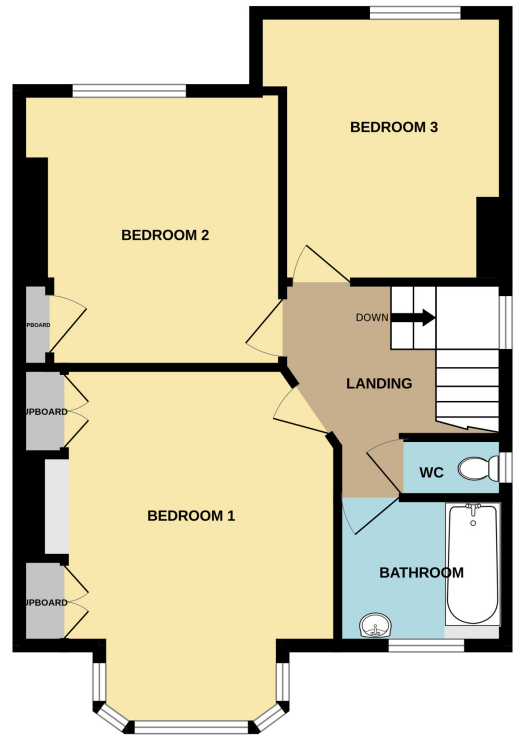
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GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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.  
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