



## Vaughan Gardens, ILFORD

NORTH ILFORD LOCATION!! Guide Price - £700,000 - £725,000. This fantastic, five bedroom, extended, terraced family home is located in this popular turning off Cranbrook Road and within convenient walking distance to Valentines Park, Gants Hill underground station, major bus routes to Ilford town centre and mainline station with its Elizabeth line transport links. This property can accommodate a large family and consists of two large receptions, extended kitchen diner, four first floor bedrooms, first floor shower/WC and second floor master bedroom with en-suite shower/WC. Further benefits include off street parking and private rear garden with large brick built summer house. Priced to sell so please call our sales team for your appointment to view.

Guide Price £700,000

- FIVE BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - C

## GROUND FLOOR

### ENTRANCE

Via double glazed fully enclosed storm porch, double glazed internal door with fanlight leading to hallway.

### HALLWAY

Tiled floor, vertical radiator, wall light points, stairs to first floor.



### GROUND FLOOR WC

Tiled floor and walls, close coupled WC, hand wash basin, extractor fan.

### RECEPTION ONE

13' 2" x 16' 9" to bay (4.01m x 5.11m)

Double glazed leaded light bay window to front, tiled floor, double radiator, power points, halogen spotlights to ceiling

### RECEPTION TWO

12' 11" x 20' 10" (3.94m x 6.35m)

Tiled floor, power points, halogen spotlights to ceiling, double glazed double doors to garden.



## KITCHEN

8' 11" x 15' 6" (2.72m x 4.72m)

Double glazed picture and casement window to side, tiled floor, range of eye and base units with rolled edge worktops, electric oven, gas hob, extractor hood, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, wall mounted thermostat control, double glazed door to garden.



## FIRST FLOOR

### FIRST FLOOR SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, single radiator, close coupled WC, vanity sink unit with mixer tap, shower cubicle with thermostatically controlled shower over, LED spotlights to ceiling.

### BEDROOM ONE

12' 2" x 17' 2" to bay (3.71m x 5.23m)

Double glazed leaded light bay window to front, radiator, power points, wall light points.



### BEDROOM TWO

8' 3" x 13' (2.51m x 3.96m)

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

### BEDROOM THREE

8' 4" x 8' 8" (2.54m x 2.64m)

Double glazed oriel bay window to front, radiator, power points.

### BEDROOM FOUR

7' 7" maximum x 9' 3" (2.31m x 2.82m)

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

## SECOND FLOOR

### LANDING

Double glazed skylight window to front, open balustrade staircase.

### BEDROOM FIVE

11' 8" x 13' 11" (3.56m x 4.24m)

Vertical radiator, power points, wall light points, double glazed double doors to Juliet balcony to rear.



### SECOND FLOOR SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, quadrant shower cubicle with thermostatically controlled shower, LED spotlights to ceiling.



## EXTERIOR

### FRONT GARDEN

Providing off street parking.

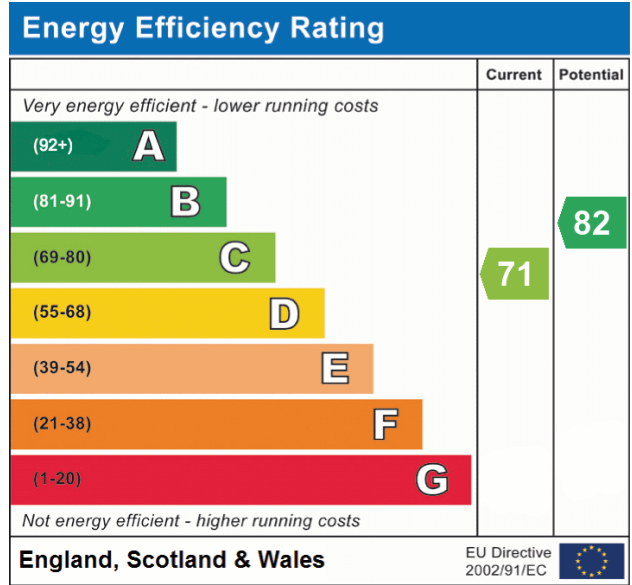
### REAR GARDEN

Paved patio area, brick built summer house.

### 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?

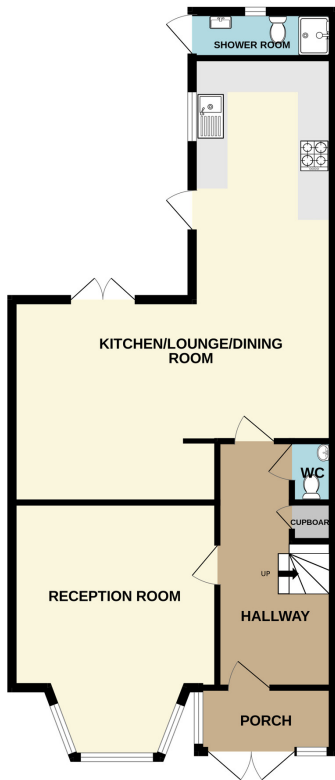
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

**Disclaimer**

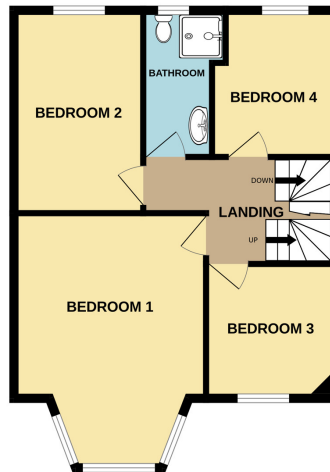
**Misrepresentations Act 1967:** These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves 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.

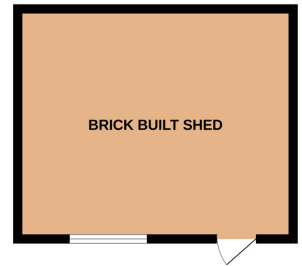
GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



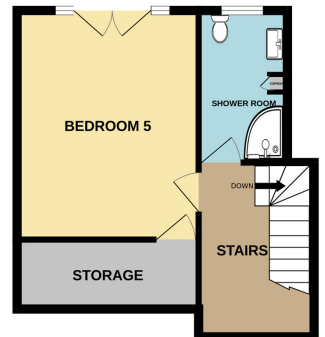
1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



BRICK BUILT SHED  
259 sq.ft. (24.0 sq.m.) approx.



2ND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1898 sq.ft. (176.4 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.  
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