



## Chelmsford Gardens, ILFORD

£850,000

Payne & Co are pleased to offer this semi-detached property for sale, situated in the desirable 'Cathedral Estate' location off The Drive. The home boasts four well-appointed bedrooms, all featuring built-in wardrobes, providing ample storage space for your family. The house is well laid out with two reception rooms. The first reception room is open-plan to the hallway, creating a spacious and welcoming atmosphere. The second reception room has been extended and provides access to the garden, perfect for those family gatherings. The property also features a kitchen/diner which provides a great space for family meals and offers access to the garden. There are two bathrooms in the house, with one located on the ground floor that includes a shower room/WC. The first-floor bathroom comes with a separate WC for added convenience. Additional features include side access and off-street parking, making this home practical as well as charming. Don't miss out on this excellent opportunity to buy this wonderful property with its location, nearby schools and parks making it an ideal home for any family.

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE
- COUNCIL TAX BAND - F
- FREEHOLD
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via double-glazed enclosed porch, double-glazed door leading to hallway, open plan to reception room one.



### INTEGRAL GARAGE

18' 9" x 8' 1" (5.71m x 2.46m)

Electric roller shutter door.

### RECEPTION ROOM ONE

19' 8" x 16' 4" (5.99m x 4.98m)

Double-glazed bay window to front, radiator, open to entrance hall.



### DINING ROOM

24' 9" x 14' 0" (7.54m x 4.27m)

Double-glazed sliding patio doors and side windows to garden, radiators.



### KITCHEN/DINER

17' 3" x 10' 1" (5.26m x 3.07m)

Double-glazed window to rear and further picture window to side, tiled walls, range of eye and base units with rolled edge worktops, double oven, electric oven, extractor hood over, double stainless steel sink and mixer tap, integrated dishwasher, double-glazed door leading to garden.



### UTILITY ROOM

9' 6" x 9' 4" (2.90m x 2.84m)

Double glazed opaque window to side, part tiled walls, work surfaces with cupboard under, stainless steel with drainer, plumbing for washing machine and tumble dryer, radiator, door leading to shower room.



### SHOWER ROOM

9' 5" x 2' 8" (2.87m x 0.81m)

Double glazed opaque window to rear, tiled walls, shower cubicle, low flush WC, wash basin.



## FIRST FLOOR

### BEDROOM ONE

16' 5" x 16' 4" (5.00m x 4.98m)

Double-glazed bay window to front, radiator, fitted wardrobes.



### BEDROOM TWO

15' 7" x 11' 5" (4.75m x 3.48m)

Double-glazed window to front, radiator, fitted wardrobes.



### BEDROOM THREE

13' 4" x 12' 0" (4.06m x 3.66m)

Double-glazed bay window to rear, radiator, fitted wardrobes.



### BEDROOM FOUR

9' 9" x 9' 7" (2.97m x 2.92m)

Double-glazed bay window to rear and side, radiator, fitted wardrobes.



### BATHROOM

7' 1" x 6' 8" (2.16m x 2.03m)

Double glazed opaque window to rear, chrome towel radiator, pedestal basin with mixer tap, panelled bath, mixer tap, shower attachment over, shower screen, tiled walls, extractor fan.



### FIRST FLOOR WC

Double glazed window to rear, tiled walls, WC.

## EXTERIOR

### REAR GARDEN

Approx 52' block paved patio area, remainder to lawn, mature shrub borders, timber shed.

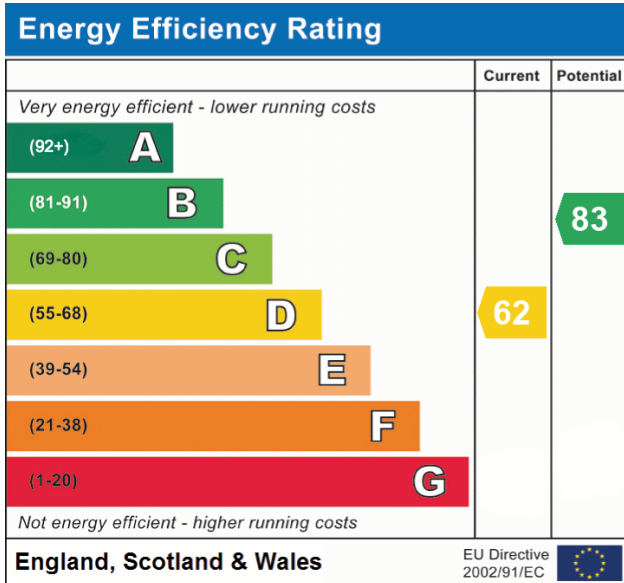


### FRONT GARDEN

Block paved with off-street parking, access to integral garage, pedestrian side access.

### AGENTS NOTE

As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

**What's Next?**

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

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# Chelmsford Gardens, IG1 3ND

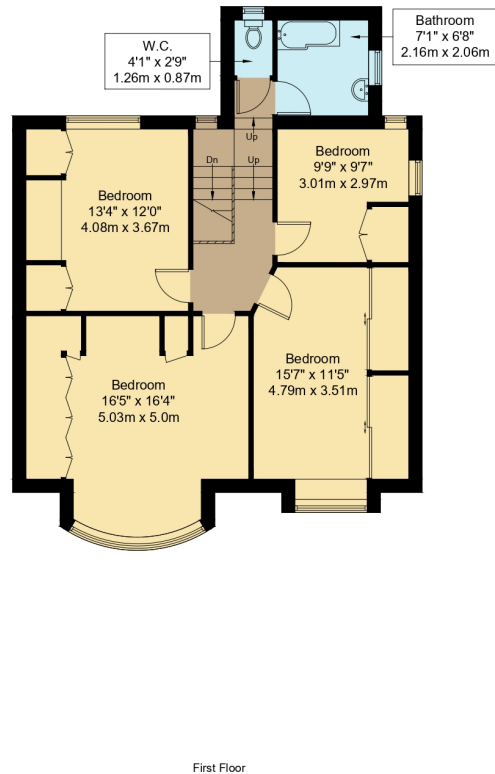
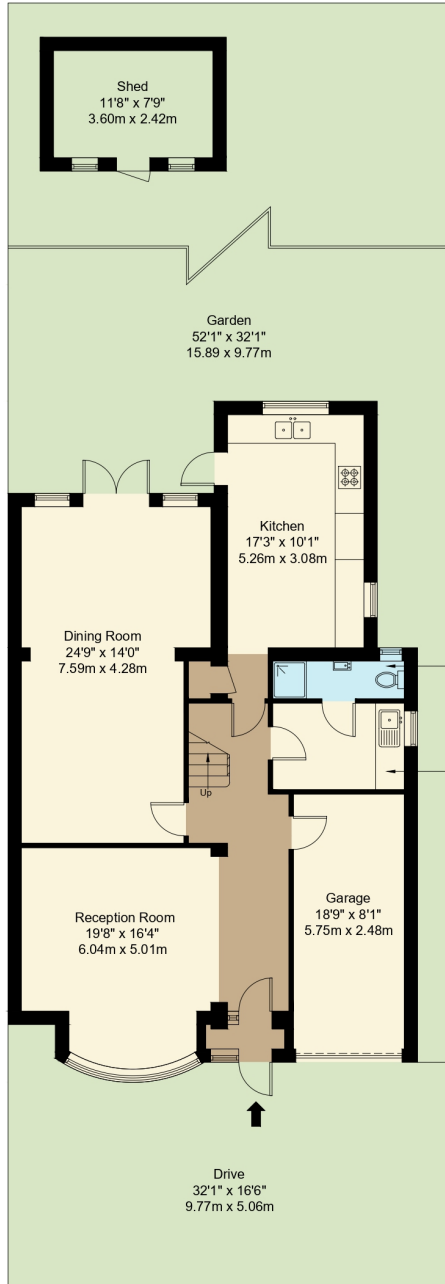
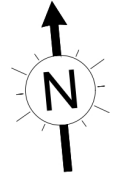
Approx Gross Internal Area = 188.05 sq m / 2024 sq ft

Garden = 163.59 sq m / 1761 sq ft

Drive = 50.42 sq m / 543 sq ft

Shed = 8.71 sq m / 94 sq ft

Total = 410.77 sq m / 4422 sq ft



Ref :

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