



Vaughan Gardens, ILFORD

£1,000,000

READY TO GO!! This six/seven bedroom, extended family home is located in this popular turning off The Drive, is offered in great decorative order and is ready for someone to move straight into! Benefits include secure off street parking, summer house, through lounge, open plan kitchen and dining area, double glazed conservatory, ground floor WC, four first floor bedrooms, first floor family bathroom/WC, large landing/study which could be converted back into a further bedroom, two second floor bedrooms and second floor shower/WC. Conveniently located for Valentines Park, bus routes to Gants Hill underground station, Ilford town centre and mainline station with its Elizabeth Line transport links. Offered with no onward chain so please call our sales team for your appointment to view.

- SIX/SEVEN BEDROOMS
- THREE BATHROOMS
- SUMMERHOUSE
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - C

GROUND FLOOR

ENTRANCE

Via double glazed door to fully enclosed storm porch with double glazed picture windows to front and side, tiled floor, shoe storage, LED spotlights to ceiling, double glazed opaque internal door with opaque sidelight leading to hallway.

HALLWAY

Laminate flooring, double radiator, wall mounted thermostat control, cupboard under stairs housing fuseboard, stairs to first floor via dog-leg landing.



KITCHEN DINER

11' 6" x 28' 6" (3.51m x 8.69m) x 17' 2" narrowing to 7' 10" x 28' 2" (5.23m x 8.59m)

Double glazed coloured leaded light picture and casement window to front, single radiator, vertical radiator, range of eye and base units with quartz work surfaces, under floor heating, stainless steel sink with mixer tap, integrated dishwasher, Baumatic five range gas hob and microwave, Bosch double electric oven, recess for American style fridge freezer, concealed lighting, LED spotlights to ceiling, double glazed skylight window and double glazed picture and casement window to rear, double glazed bi-fold doors to conservatory.



DOUBLE GLAZED CONSERVATORY

8' x 17' 3" (2.44m x 5.26m)

Vertical radiator, range of base units, plumbing for washing machine, LED spotlights to ceiling, door to ground floor WC, double glazed patio doors to garden.



GROUND FLOOR WC

Double glazed opaque picture window to side, chrome towel radiator, back to wall WC with douche attachment, vanity sink unit with mixer tap, LED spotlights to ceiling, extractor fan.

THROUGH LOUNGE

12' 7" extending to 13' 7" x 27' 10" to bay (3.84m x 8.48m)

Double glazed coloured leaded light round bay window to front, single radiator, power points, wall light points, LED spotlights to ceiling, overhead projector to remain.

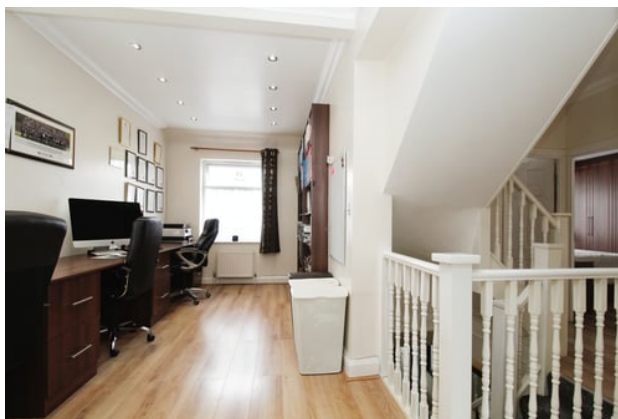


FIRST FLOOR

LANDING/STUDY AREA

8' 9" x 16' 6" (2.67m x 5.03m)

Double glazed coloured leaded light picture and casement window to front, double glazed opaque picture window to side, laminate flooring, double radiator, LED spotlights to ceiling, fitted desk unit. (This area could be used as an extra bedroom)



BEDROOM ONE

10' 7" to wardrobes x 15' 3" to bay (3.23m x 4.65m)

Double glazed coloured leaded light round bay window to front, laminate flooring, single radiator, full height fitted wardrobes with vanity desk unit and bedside units.



BEDROOM TWO

10' 7" x 12' 1" (3.23m x 3.68m)

Double glazed picture and casement window to rear, laminate flooring, double radiator, power points, wall light points, fitted wardrobes.



EN-SUITE SHOWER/WC

tiled floor, back to wall WC, vanity sink unit with mixer tap, cubicle with thermostatically controlled shower over, LED spotlights to ceiling.



BEDROOM THREE

8' 4" x 9' 1" (2.54m x 2.77m)

Double glazed coloured leaded light picture and casement window to front, laminate flooring, double radiator, power points, fitted wardrobes with overhead storage.



FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, ceramic tiled floor, chrome towel radiator, back to wall WC, pedestal basin with mixer tap, cubicle with thermostatically controlled shower over and steam facility, extractor fan.



BEDROOM FOUR

7' 10" x 13' 4" (2.39m x 4.06m)

Double glazed picture and casement window to rear, double radiator, power points, fitted wardrobe with vanity desk unit.



SECOND FLOOR

BEDROOM FIVE

20' to narrowing head height x 15' 3" (6.10m x 4.65m)

Two double glazed skylight windows to front, double radiator, power points, LED spotlights to ceiling, storage to eaves, full height fitted wardrobes, double glazed picture and casement window 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 with douche attachment, pedestal basin with mixer tap, cubicle with thermostatically controlled multi direction shower, LED spotlights to ceiling, extractor fan.



BEDROOM SIX

8' 5" x 13' 1" to narrowing head height (2.57m x 3.99m)

Double glazed skylight windows to front and rear, laminate flooring, single radiator, power points, storage to eaves, storage cupboard housing boiler and megaflow system.



EXTERIOR

FRONT GARDEN

Secure gated access to front providing off street parking.

REAR GARDEN

43' with decked side access, veranda with artificial grass and balustrade, steps down to paved patio area with detailed lighting, water tap, outside light.



SUMMERHOUSE

ROOM ONE; 12' x 20' 5" (3.66m x 6.22m)

Double glazed picture and casement window to front, double glazed casement window to front, power points, double glazed door to garden.

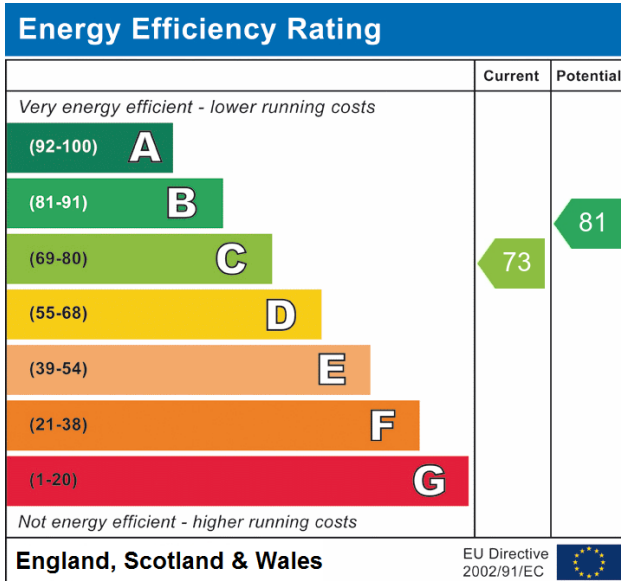
ROOM TWO; 7' 5" x 12' (2.26m x 3.66m)

Double glazed picture and casement window to front power points, storage cupboard.



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.



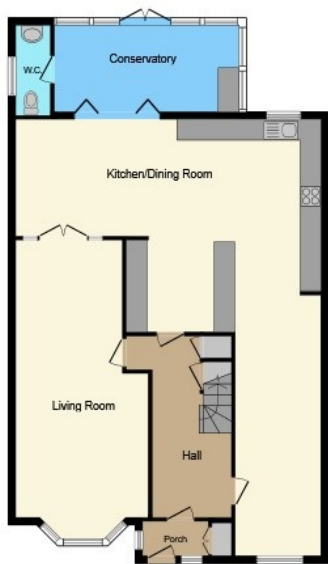
What's Next?

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.



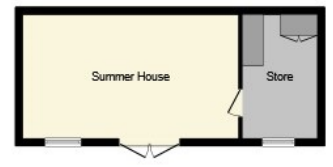
Ground Floor



First Floor



Second Floor



Outbuilding

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