



Courtland Avenue, ILFORD

£575,000

NORTH ILFORD LOCATION!! This extended, three bedroom terraced house offers great size living accommodation with a through lounge, extended kitchen diner, ground floor shower/WC, three double bedrooms and first floor bathroom/WC. Further benefits include double glazing, gas central heating and off street parking. This property only requires light modernisation to restore to its full potential. Priced to sell so please call our sales team for an appointment to view.

- THREE BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed opaque front door to fully enclosed storm porch, opaque glazed internal door to hallway.

HALLWAY

Wooden flooring, single radiator, door to cellar.

THROUGH LOUNGE

12' 8" to alcove, narrowing to 11' 3" to alcove x 25' 7" to bay (3.86m x 7.80m)

Double glazed coloured leaded light bay window to front, wooden flooring, double radiator, single radiator, two fire surrounds, picture rail, coving to ceiling, French doors to kitchen diner.



KITCHEN DINER

16' 9" narrowing to 13' 1" x 27' (5.11m x 8.23m)

Double glazed picture and casement window to rear, two skylights to ceiling, tiled floor, two radiators, range of eye and base units with rolled edge worktops, stainless steel sink with single drainer and mixer tap, electric oven, gas hob, extractor hood, wall mounted boiler, utility cupboard with tiled floor and plumbing for washing machine, double glazed door to garden.



GROUND FLOOR SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC, pedestal basin with mixer tap, quadrant shower cubicle with thermostatically controlled shower, extractor fan.

FIRST FLOOR

SPLIT LEVEL LANDING

Access to loft.

BEDROOM ONE

14' 2" to bay x 17' 4" to alcove (4.32m x 5.28m)

Double glazed coloured leaded light bay window and picture and casement window to front, radiator, cupboards to alcoves, power points.



BEDROOM TWO

10' 11" x 11' 4" (3.33m x 3.45m)

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



BEDROOM THREE

10' 10" x 11' 9" (3.30m x 3.58m)

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



FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to side, tiled floor and walls, close coupled WC, vanity sink unit, panelled bath with mixer tap.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

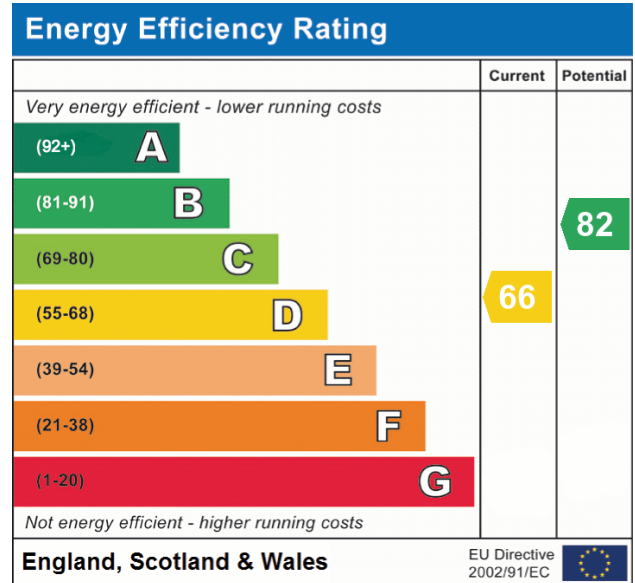
23' with paved patio area.



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



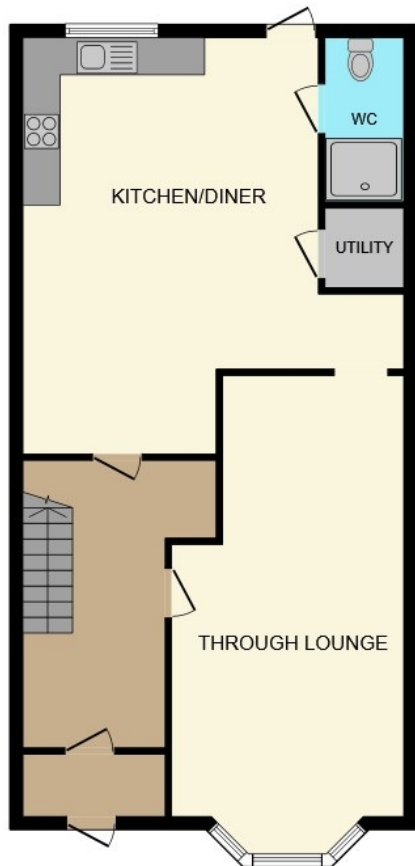
What's Next?

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



First Floor

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