



## Mortlake Road, ILFORD

TICKS ALL THE BOXES!! Guide Price £450,000 - £465,000. This property is offered with no onward chain, is in good decorative order and offers lots of potential to extend to the rear and loft, subject to planning permission. A great size family home which benefits from double glazing, gas central heating, two receptions, kitchen leading onto double glazed conservatory, good size rear garden, three first floor bedrooms and large family bathroom/WC. Located at the quiet end of Mortlake Road and within convenient walking distance to South Park, Ilford Lane and its shops and restaurants, Ilford town centre and mainline station with its Elizabeth Line transport links. This property is priced to sell so please call our sales team for an appointment to view.

Guide Price £450,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- 53' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via double glazed fully enclosed storm porch, gas meter, porch light, double glazed opaque coloured leaded light internal door with side and fanlight leading to hallway.

### HALLWAY

Double radiator, wall mounted thermostat control, two under stairs cupboards, one housing fuseboard and smart meter.



### RECEPTION ONE

11' 4" x 14' 11" to bay (3.45m x 4.55m)

Double glazed square bay window to front, single radiator, gas coal effect fire with marble surround, power points, coving to ceiling.



### RECEPTION TWO

10' 3" to alcove x 14' 2" to bay (3.12m x 4.32m)

Double glazed picture and casement windows to side, laminate flooring, single radiator, glazed display unit to alcove, coving to ceiling, ceiling rose, open to kitchen, double glazed door to garden.



### KITCHEN

6' 5" x 8' 6" (1.96m x 2.59m)

range of eye and base units with rolled edge worktops, gas cooker point, extractor hood, one and a quarter bowl sink with single drainer and mixer tap, plumbing for slimline dishwasher, under counter fridge, power points, double glazed casement window and door to conservatory.



### CONSERVATORY

8' 8" x 9' (2.64m x 2.74m)

Double glazed casement window to rear, double glazed picture windows to side, plumbing for washing machine, low level storage, double glazed door to garden.



## FIRST FLOOR

### LANDING

Open balustrade staircase.

### FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled walls, double radiator, close coupled WC, pedestal basin, panelled bath, cubicle with electric shower over, access to loft.



### BEDROOM ONE

10' 4" to alcove x 15' 3" to bay (3.15m x 4.65m)

Double glazed square bay window to front, double radiator, power points, fitted wardrobes with drawers, wall light points, coving to ceiling.



### BEDROOM TWO

10' 4" to alcove x 12' (3.15m x 3.66m)

Double glazed picture and casement window to rear, laminate flooring, double radiator, open cast fireplace with tiled inset, fitted wardrobes to alcoves.



### BEDROOM THREE

6' 5" x 7' 2" (1.96m x 2.18m)

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



## EXTERIOR

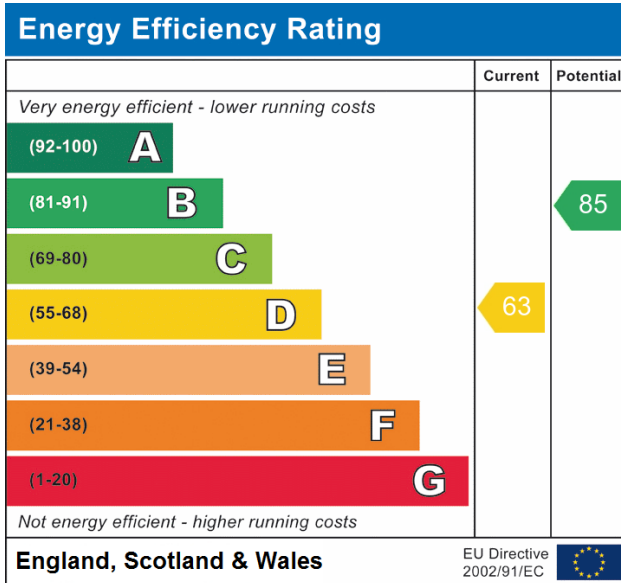
### REAR GARDEN

53' with patio area, remainder to lawn, shrub borders, water tap, timber shed.



### 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

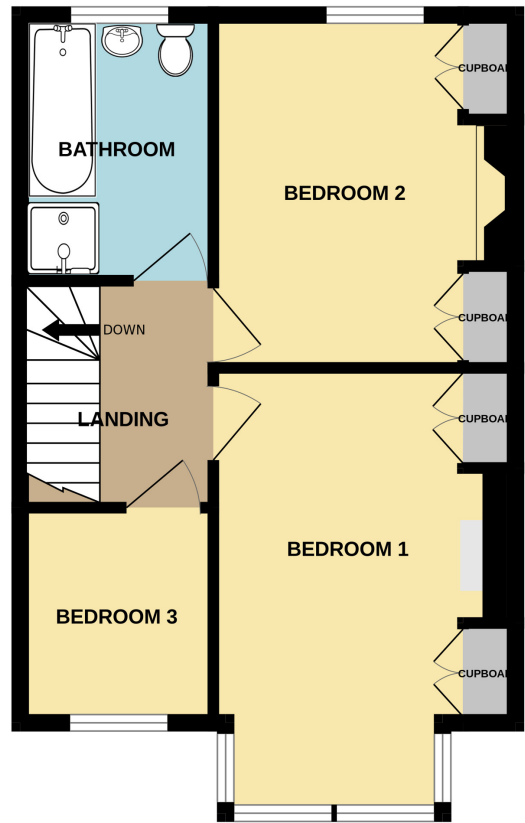
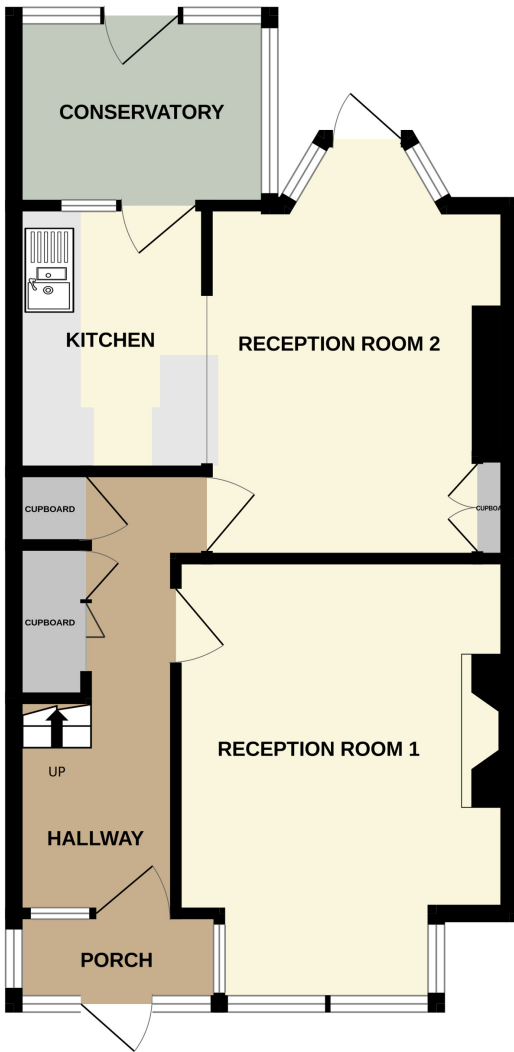
### Disclaimer

**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  
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 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.  
Made with Metropix ©2023

