

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



The Drive, ILFORD, IG1 3JG

Freehold

Guide Price £750,000



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Council Tax: Band F
Redbridge

Guide Price £750,000 - £775,000. Payne & Co are pleased to offer for sale this semi-detached house in North Ilford, located near local schools and Valentines Park. The property is in need of modernisation, providing an excellent opportunity for those looking to make a house truly their own. The house boasts four bedrooms, offering ample space for a growing family. The property features two bathrooms situated on the first floor. These could be potentially converted into a fifth bedroom, further enhancing the versatility of the living space. The house also includes a through lounge and a kitchen with dining space, perfect for family meals and entertaining guests. Additional benefits include an integral garage, off-street parking and the advantage of no onward chain. With a little bit of love and some personal touch, this property could be transformed into a dream home. Don't miss out on this unique opportunity to own a home in North Ilford. Please call our sales team for an appointment to view today!

- Four Bedrooms
- Rear Garden
- Integral Garage
- Ideal Family Home

- Two Bathrooms
- Off Street Parking
- No Onward Chain
- North Ilford Location



GROUND FLOOR

Enclosed Porch

Hallway

Lounge: 14' 4" x 25' 11" into bay (4.37m x 7.90m)

Kitchen Diner: 15' 8" x 11' 9" (4.78m x 3.58m)

FIRST FLOOR

Bedroom One: 12' 8" x 11' 1" into bay (3.86m x 3.38m)

Bedroom Two: 12' 8" x 12' 6" (3.86m x 3.81m)

Bedroom Three: 8' 3" x 14' 10" (2.51m x 4.52m)

Bedroom Four: 7' 11" x 8' 1" (2.41m x 2.46m)

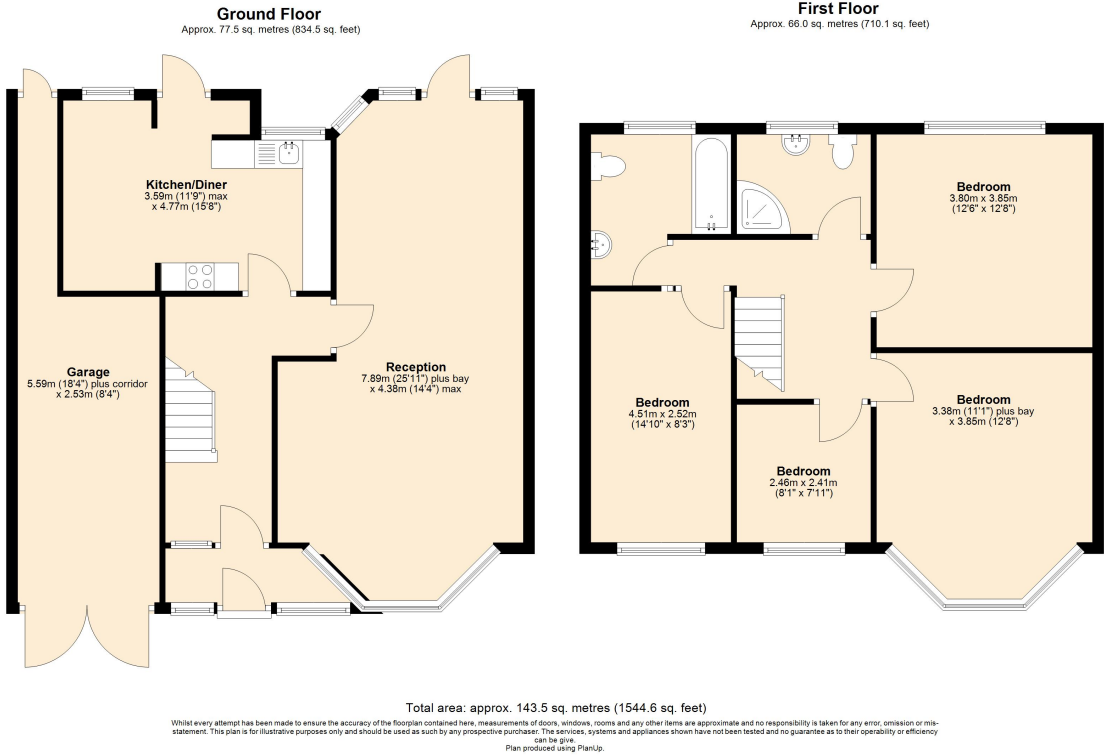
First Floor Bathroom/WC

First Floor Shower/WC

EXTERIOR

Rear Garden

Off Street Parking



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151 Cranbrook Road, Ilford, IG1 4TA

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- 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.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			82
(69-80)	C			
(55-68)	D		64	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	