



Empress Avenue, ILFORD

NORTH ILFORD LOCATION!! Guide Price £475,000 - £500,000 This three double bedroom, mid terraced house benefits from double glazing, gas central heating, through lounge, kitchen diner, utility room, ground floor WC and first floor bathroom/WC. Located off The Drive in North Ilford and within convenient walking distance to Ilford town centre and mainline station with the Elizabeth Line and its major transport links. This property offers good value and is priced to sell. Please call our sales team for an appointment to view.

Guide Price £475,000

- THREE BEDROOMS
- GROUND FLOOR WC
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed opaque door to fully enclosed storm porch, double glazed opaque internal door with fanlight leading to hallway.

HALLWAY

Laminate flooring, radiator, cupboard under stairs housing utility meters.



THROUGH LOUNGE

11' 8" narrowing to 9' 7" x 24' 9" to bay (3.56m x 7.54m)
Double glazed bay window to front, laminate flooring, two single radiators, fire surround, double glazed picture and casement window to rear.



KITCHEN DINER

10' 1" x 18' 1" (3.07m x 5.51m)

Two double glazed picture and casement windows to side, laminate flooring, single radiator, range of eye and base units with rolled edge worktops, tiled splashback, electric oven, gas hob, extractor hood, peninsular breakfast bar, stainless steel sink with single drainer and mixer tap, integrated dishwasher, halogen spotlights to ceiling, door to utility room.



UTILITY ROOM

4' 10" x 6' 9" (1.47m x 2.06m)

Double glazed casement window to rear, laminate flooring, single radiator, plumbing for washing machine, wall mounted boiler, door to ground floor WC, double glazed door to garden.

GROUND FLOOR WC

Double glazed opaque casement window to rear, laminate flooring, single radiator, close coupled WC, hand wash basin.

FIRST FLOOR

SPLIT LEVEL LANDING

Open balustrade staircase, access to loft.



BEDROOM ONE

11' 4" narrowing to 8' 6" x 15' 1" maximum (3.45m x 4.60m)

Double glazed picture and casement window to front, two single radiators, power points, fitted wardrobes with desk unit.



BEDROOM TWO

10' 1" x 11' (3.07m x 3.35m)

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



BEDROOM THREE

7' 7" x 9' 7" (2.31m x 2.92m)

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



FIRST FLOOR BATHROOM/WC

Towel radiator, back to wall WC, vanity sink unit with mixer tap, panelled bath with mixer tap and shower attachment, shave socket, LED spotlights to ceiling, extractor fan.



EXTERIOR

FRONT GARDEN

Brick paved providing off street parking.

REAR GARDEN

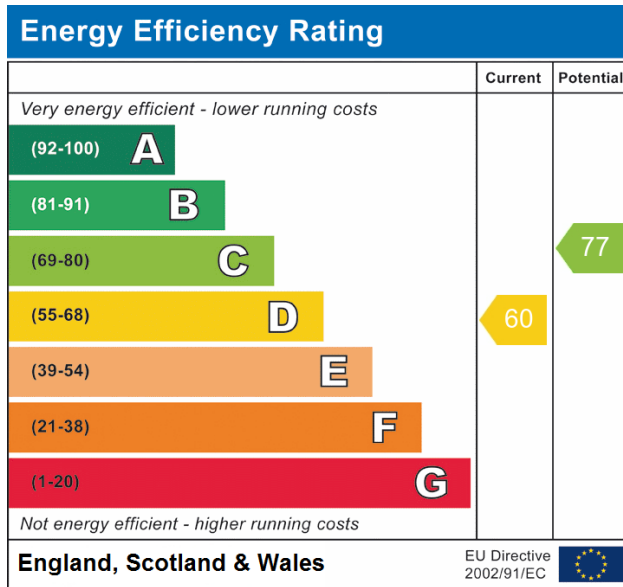
26' with paved side access, remainder to lawn.



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



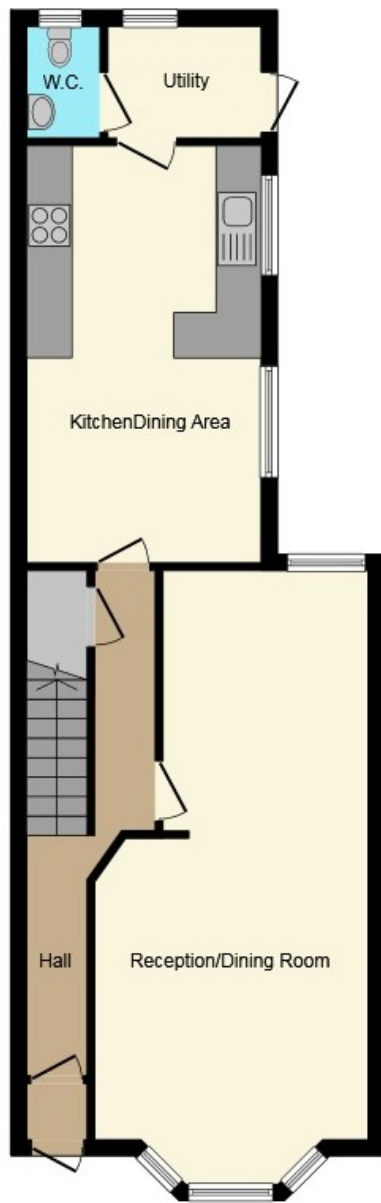
What's Next?

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

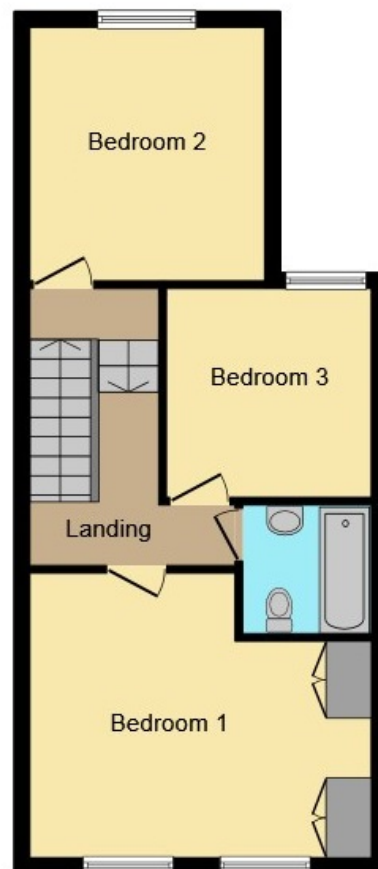
Disclaimer

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Ground Floor



First Floor

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