



## Courtland Avenue, ILFORD

GREAT SIZE!! This corner sited, extended, double fronted house benefits from double glazing, gas central heating, large detached garage to rear, six reception rooms, kitchen, ground floor WC, first floor bathroom/WC, four bedrooms and is offered with no onward chain! The property was previously used as a doctors surgery (D1 Use). Planning permission has been granted for change of use from Doctors Surgery to into one 4 x bedroom single dwelling house Application Number 1113/21. You must see this property to appreciate the size to the ground floor so please call our sales team for an appointment to view.

Guide Price £850,000

- NO ONWARD CHAIN
- SIX RECEPTIONS
- FOUR BEDROOMS
- FIRST FLOOR BATHROOM/WC
- DETACHED GARAGE
- COMMERCIAL EPC - D
- PLANNING PERMISSION GRANTED CHANGE OF USE TO RESIDENTIAL

## GROUND FLOOR

### ENTRANCE

Via coloured leaded light front door with side and fanlight leading to hallway.

### HALLWAY

Two skylights to rear, two double radiators, dado rail, door to cellar, door to garden.

### CELLAR

Electric and gas meters, fuseboard.

### RECEPTION ONE

12' to alcove x 17' 1" to bay (3.66m x 5.21m)

Double glazed square bay window to front, laminate flooring, double radiator, power points, wall light points, coving to ceiling, ceiling rose.



### RECEPTION TWO

11' 11" to alcove x 14' 10" to bay (3.63m x 4.52m)

Double glazed square bay window to front, double radiator, power points, coving to ceiling.



### RECEPTION THREE

10' 10" to alcove x 11' 1" (3.30m x 3.38m)

Double radiator, power points, coving to ceiling.



### RECEPTION FOUR

10' x 12' 2" to alcove (3.05m x 3.71m)

Casement window to hallway, laminate flooring, double radiator, power points, vanity sink unit, coving to ceiling.



### RECEPTION FIVE

12' 9" x 15' 7" (3.89m x 4.75m)

Two double glazed opaque casement windows to side, double radiator, power points, vanity sink unit with mixer tap and tiled splashback, range of base level units with rolled edge worktop.



### RECEPTION SIX

8' 7" x 15' 10" (2.62m x 4.83m)

Two double glazed picture and casement windows to rear, two single radiators, power points, coving to ceiling.



### KITCHEN

8' 3" x 12' 7" (2.51m x 3.84m)

Skylight, double radiator, range of base units with rolled edge worktops, stainless steel sink with single drainer and mixer tap, tiled splashback.



### GROUND FLOOR WC

6' 2" x 8' 10" (1.88m x 2.69m)

Double glazed opaque picture and casement window to rear, single radiator, low level flush WC, hand wash basin with mixer tap and tiled splashback, wall mounted combination boiler.



### FIRST FLOOR

#### LANDING

Double glazed picture and casement window to rear, open balustrade staircase, access to loft.

### BEDROOM ONE

14' 11" to bay x 16' 7" to alcove (4.55m x 5.05m)

Double glazed square bay window to front, double glazed picture and casement window to front, double radiator, power points, coving to ceiling.



### BEDROOM TWO

12' 6" to alcove x 16' 2" to bay (3.81m x 4.93m)

Double glazed square bay window to front, double radiator, power points, coving to ceiling.



### BEDROOM THREE

10' 10" to alcove x 10' 10" (3.30m x 3.30m)

Double glazed picture and casement window to rear, double radiator, power points, shelving units.

### BEDROOM FOUR

6' 10" x 11' (2.08m x 3.35m)

Double glazed picture and casement window to rear, double radiator, power points, coving to ceiling.



### FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, single radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap and shower attachment, extractor fan.



### EXTERIOR

#### FRONT GARDEN

Brick paved.

#### REAR GARDEN

18' to detached garage, side gate with ramp to rear access.



#### DETACHED GARAGE

Door to Belgrave Road.



### 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.

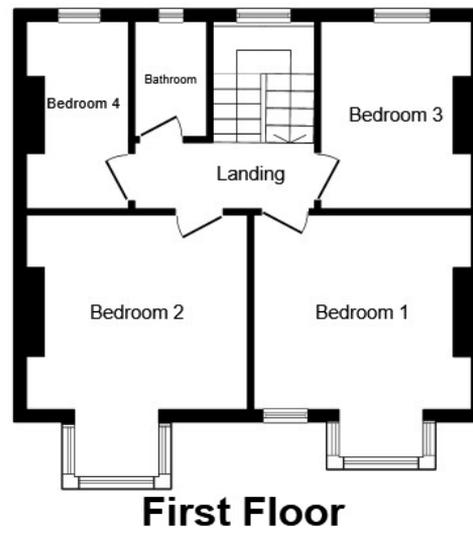
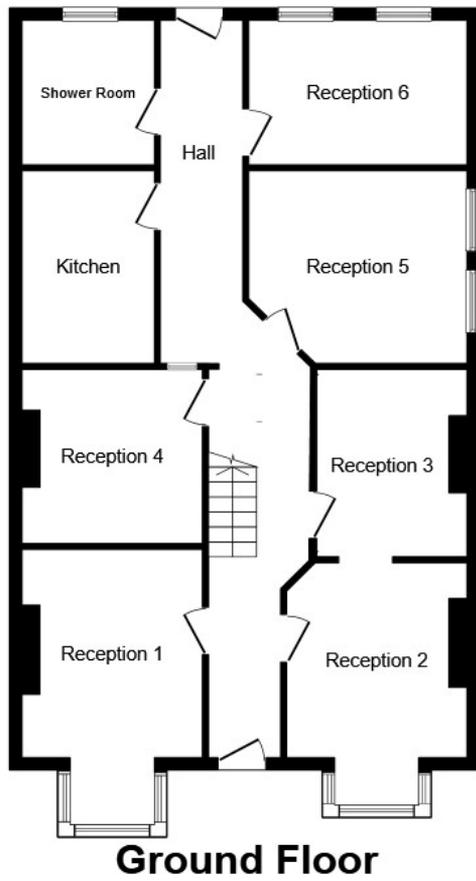
#### *What's Next?*

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

#### Disclaimer

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