PAYNE & Co

020 8518 3000

www.payneandco.co.uk

The Drive, ILFORD

MUST BE SEEN!! Guide Price £800,000 - £850,000. This lovely, family sized, semi-detached home is located on The Drive bordering the Cathedral Estate and benefits from good sized rooms throughout, double glazing, gas central heating, three large reception rooms, kitchen diner, four bedrooms, off street parking, good size rear garden, first floor bathroom/WC. The property is also offered with no onward chain. Please call our Ilford office for an appointment to view.

Guide Price £800,000

- FOUR BEDROOM SEMI DETACHED
- THREE RECEPTIONS
- EXTENDED
- OFF STREET PARKING
- CHAIN FREE
- EPC - D

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GROUND FLOOR

ENTRANCE
Via double glazed storm porch with main front door leading to hallway.

HALLWAY
Stairs to first floor landing, double radiator, understairs storage cupboard, central heating thermostat.

THROUGH LOUNGE
32'1" x 14' narrowing to 11'6" (9.78m x 4.27m)
Double glazed bay window to front, shaped radiator, further double radiator, French doors leading onto reception two.

RECEPTION TWO
25' 8" x 11' 8" (7.82m x 3.56m)
Two double glazed windows to rear, two radiators, coving to ceiling, inset spotlights, double glazed patio doors to garden.

GROUND FLOOR SHOWER/WC
Frosted double glazed window to rear, walk-in shower, pedestal wash hand basin, low flush WC, tiled walls, utility cupboard with plumbing for washing machine and wall mounted boiler.

KITCHEN DINER
18' 10" x 12' 11" (5.74m x 3.94m)
Kitchen Area with range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer, built-in oven and hob, space for fridge freezer, tiled floor.
Dining Area with radiator and feature leaded light window.

RECEPTION THREE
14' 9" x 8' 10" (4.50m x 2.69m)
Double glazed window to front, double glazed window to side, radiator.

FIRST FLOOR

LANDING
Access to loft.

BEDROOM ONE
16' 9" into bay x 10' 8" to fitted wardrobes (5.11m x 3.25m)
Double glazed bay window to front, range of fitted wardrobes, radiator.

BEDROOM TWO
12' 1" x 9' 10" (3.68m x 3.00m)
Double glazed window to rear, range of fitted wardrobes, radiator, picture rail.

BEDROOM THREE
8' 7" x 8' 1" (2.62m x 2.46m)
Double glazed window to front, radiator.

FIRST FLOOR BATHROOM/WC
Two frosted double glazed windows to rear, tiled walls, radiator, suite incorporating corner bath with jacuzzi and mixer taps, low flush WC, vanity unit with wash hand basin, coving to ceiling, pull cord light switch.

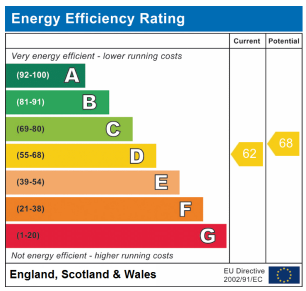
BEDROOM FOUR
14' 5" x 8' 11" (4.39m x 2.72m)
Double glazed window to front, double glazed window to side, double radiator, fitted wardrobes with top boxes.

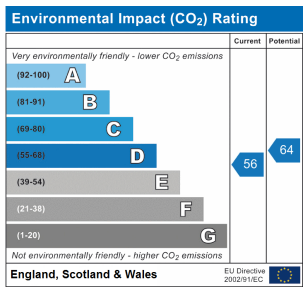
EXTERIOR

FRONT GARDEN
Off street parking facilities, pedestrian side access.

REAR GARDEN
Paved patio, remainder to lawn.

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.

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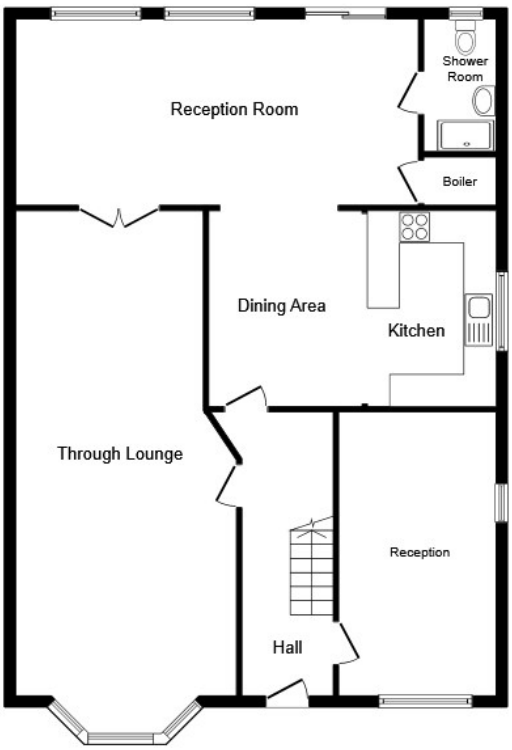
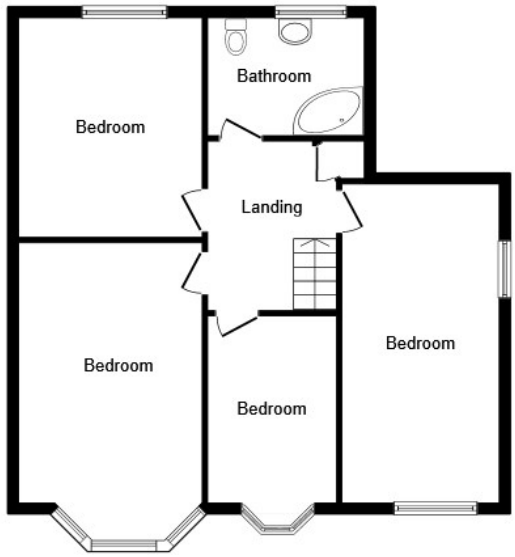


Ground Floor



First Floor

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