



Westbury Road, ILFORD

NORTH ILFORD LOCATION!! Guide Price £400,000. This three bedroom, terraced house is entry level into North Ilford and is conveniently located for Ilford town centre and mainline station with its Elizabeth line transport links. The property benefits from double glazing, gas central heating, three good size bedrooms, lounge, fitted kitchen, ground floor bathroom/WC and a double glazed sun lounge leading to private rear garden with timber shed. Priced to sell so please call our sales team as soon as possible for your appointment to view.

Guide Price £400,000

- THREE BEDROOMS
- GROUND FLOOR BATHROOM/WC
- SUN LOUNGE
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

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

HALLWAY

Single radiator, cupboard under stairs, further cupboard housing electric meter and fuseboard.



THROUGH LOUNGE

11' 1" to alcove x 22' 6" (3.38m x 6.86m)

Double glazed picture and casement window to front, single radiator, gas fire, dado rail, wall light points, power points, coving to ceiling.



KITCHEN

8' 2" x 10' 4" (2.49m x 3.15m)

Double glazed picture and casement window to rear, tiled walls, range of eye and base units with rolled edge worktops, gas cooker point, one and a quarter bowl sink with single drainer and mixer tap, plumbing for washing machine, door to sun lounge.



GROUND FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled walls, panelled bath with electric shower over, close coupled WC, vanity sink unit.



SUN LOUNGE

Double glazed patio doors to garden.



FIRST FLOOR

BEDROOM ONE

11' narrowing to 9' 8" x 17' 5" to alcove (3.35m x 5.31m)

Two double glazed picture and casement windows to front single radiator, power points.



BEDROOM TWO

8' 1" x 11' (2.46m x 3.35m)

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



BEDROOM THREE

7' 4" x 8' 7" (2.24m x 2.62m)

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



EXTERIOR

FRONT GARDEN


Crazy paved with flower borders.

REAR GARDEN

23' with brick paved patio, raised flower and shrub planters, timber shed.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

What's Next?

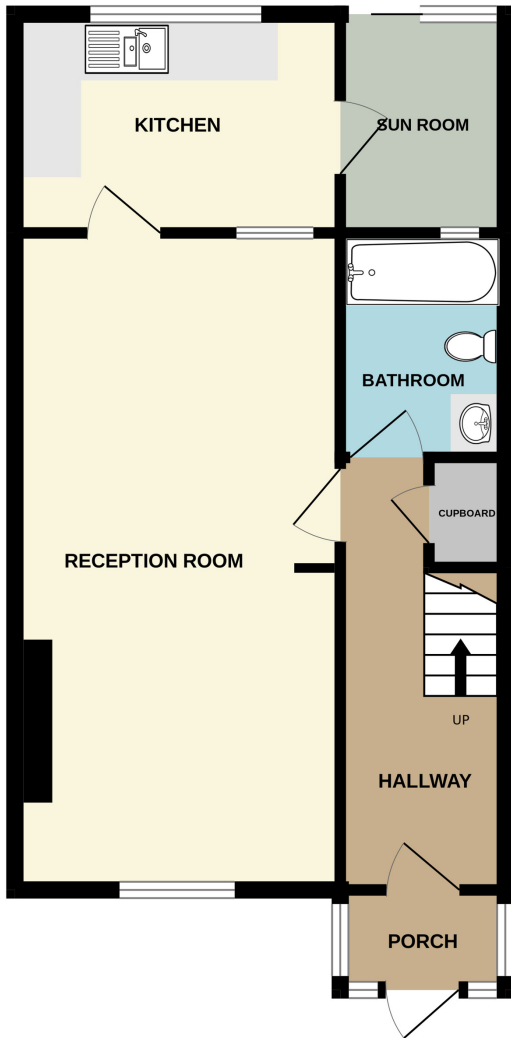
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

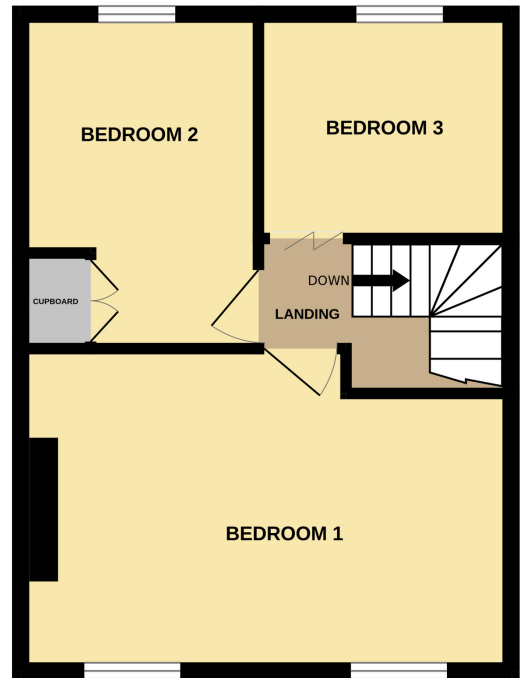
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GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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.
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