

PAYNE & Co

020 8518 3000

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Wards Road, NEWBURY PARK, IG2 7DY

Freehold

Guide Price £625,000



4



1



2



D

Council Tax: Band D
Redbridge

Guide Price £625,000 - £650,000. For sale is this fantastic end-of-terrace property, ideally suitable for first-time buyers or families. The home boasts four bedrooms, three of which are spacious doubles, including a loft room. The single room is also well proportioned, providing ample space for the family. The bedrooms are complemented by a four-piece bathroom located on the first floor. The property also includes two reception rooms: the first is a welcoming through lounge, while the second, extended to rear, filled with natural light from the roof windows, and provides direct access to the garden. The modern kitchen is well-equipped to cater to all your culinary needs. The property comes with off-street parking to the front, a porch, and side access to the approximately 60ft rear garden. A convenient ground floor WC and a brick garden shed add to the property's appeal. The location is excellent, with access to public transport links, Newbury Park Underground, Ilford's Elizabeth line and Seven Kings School. A home of this calibre is a rare find, don't miss this opportunity.

- Four bedrooms
- 60ft rear garden
- Modern well-equipped kitchen
- Ground floor WC
- Ideal family home

- End of terrace house
- Two reception rooms
- Off-street parking
- Side access
- Prime location



GROUND FLOOR

Ground Floor WC

Through Lounge: 13' 8" x 23' 3" plus bay (4.17m x 7.09m)

Dining Area: 18' 10" x 8' 8" (5.74m x 2.64m)

Kitchen: 7' 7" x 11' 9" (2.31m x 3.58m)

FIRST FLOOR



Bedroom One: 12' 6" x 10' 10" plus bay (3.81m x 3.30m)

Bedroom Two: 12' x 11' 9" (3.66m x 3.58m)

Bedroom Three: 7' x 7' 6" (2.13m x 2.29m)

First Floor Bathroom/WC

SECOND FLOOR

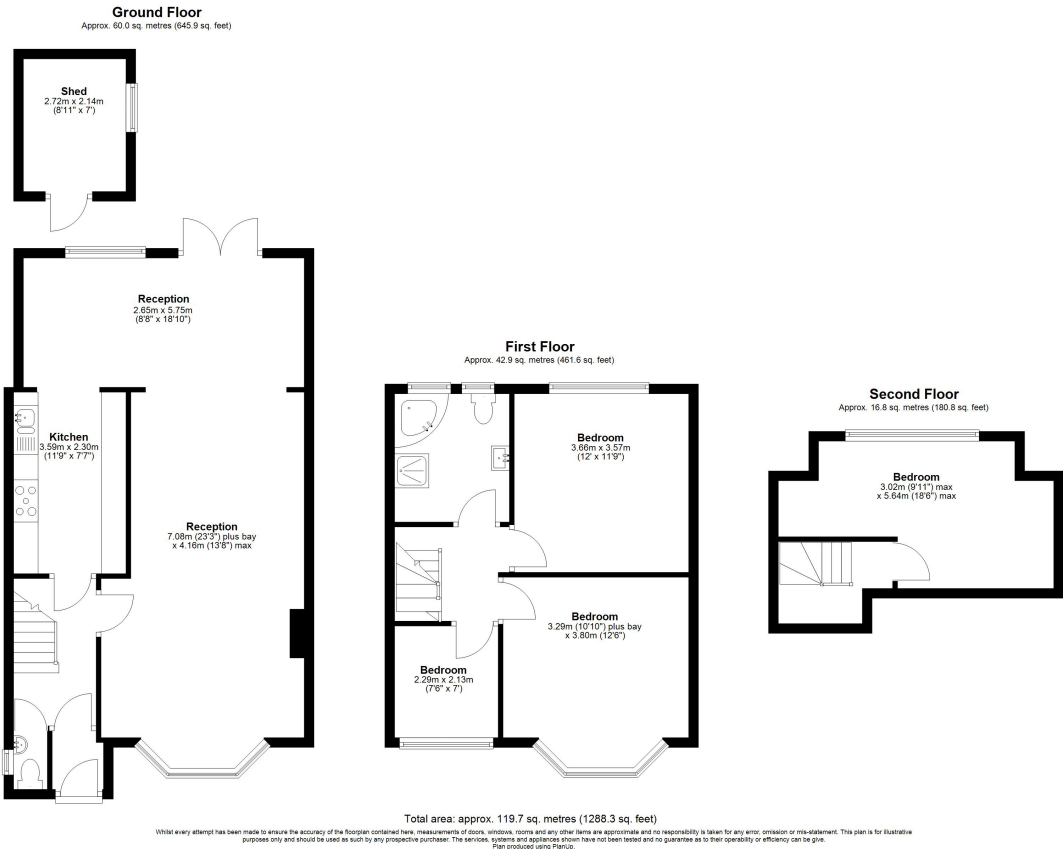
Bedroom Four: 9' 11" x 18' 6" (3.02m x 5.64m)

EXTERIOR

Off Street Parking

Rear Garden: Approx. 60ft

Garden Shed: 7' x 8' 11" (2.13m x 2.72m)



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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	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	63
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		