

## Emerson Road, ILFORD

£1,100,000

GARDEN CITY ESTATE LOCATION!! This fantastic, extended, four bedroom family home benefits from secure parking, large through lounge, extended kitchen diner, utility/pantry, ground floor WC, three good size bedrooms and shower room/WC on the first floor and a recently extended loft suite comprising main bedroom, en-suite bathroom/WC and dressing room. Situated opposite Valentines Mansion in Valentines Park, the property offers great views from the second floor balcony window and is conveniently located for Gants Hill underground station, local shops, restaurants, Ilford town centre and mainline station with the Elizabeth Line and its major transport links. This is a beautiful home and we would recommend an early internal inspection to avoid disappointment.

- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- 45' REAR GARDEN
- OFF STREET PARKING
- COUNCIL TAX - BAND F
- EPC - D



## GROUND FLOOR

### ENTRANCE

Via opaque glazed bevelled light front door with matching side and fanlight leading to hallway.

### HALLWAY

Tiled floor, radiator with cover, leaded light glazed display unit, stairs to first floor.



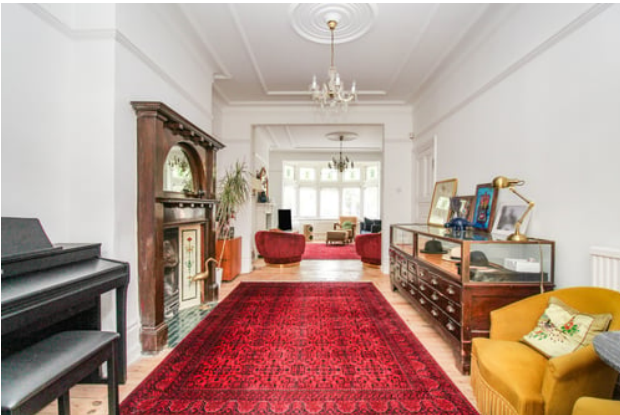
### GROUND FLOOR WC

Opaque casement window to side, tiled floor, part tiled walls, wall hung WC, hand wash basin with mixer tap.

### THROUGH LOUNGE

13' 9" maximum to alcove x 34' 5" (4.19m x 10.49m)

Coloured leaded light round bay window to front, stripped floorboards, radiator with cover, two single radiators, open cast fireplace with surround and slate hearth, further open cast fireplace with wooden overmantle, tiled inset and hearth, picture rail, coving to ceiling, ceiling rose, leaded light door with matching side and fanlight leading to kitchen diner.



### UTILITY ROOM/PANTRY

9' 4" maximum x 11' 6" maximum (2.84m x 3.51m)

Casement window to side, stripped floorboards, original dresser, fire surround, dado rail, picture rail, wall mounted boiler.



### KITCHEN DINER

16' 10" x 21' 1" (5.13m x 6.43m)

Double glazed picture and casement window to rear, three double glazed velux style windows to rear, tiled floor, double radiator, single radiator, bespoke range of eye and base units with granite work surfaces, ceramic sink with mixer tap, range cooker with splashback and extractor hood, central island unit with butchers block worktop, integrated wine cooler, halogen spotlights to ceiling, double glazed bi-fold doors to garden.



## FIRST FLOOR

### LANDING

Coloured leaded light opaque sash window and opaque picture window to side, stripped floorboards, open balustrade staircase, picture rail, coving to ceiling.



### BEDROOM TWO

12' 7" x 17' 6" to bay (3.84m x 5.33m)

Coloured leaded light round bay window to front, stripped floorboards, double radiator, full height fitted wardrobes to both alcoves, power points, picture rail, coving to ceiling, LED spotlights to ceiling.



### BEDROOM THREE

10' 1" to alcove x 15' 5" (3.07m x 4.70m)

Double glazed picture and casement window to rear, stripped floorboards, radiator, open cast fireplace with tiled inset and overmantle, power points, picture rail, coving to ceiling.



### BEDROOM FOUR

9' 6" x 11' 5" (2.90m x 3.48m)

Double glazed picture and casement window to rear, stripped floorboards, radiator, open cast fireplace with tiled hearth, full height fitted wardrobes, power points, coving to ceiling, LED spotlights to ceiling.



### FIRST FLOOR SHOWER ROOM/WC

Oriel bay window to front, herringbone tiled floor, part tiled walls with border, contemporary chrome radiator, wall hung WC, wash basin, walk-in shower cubicle with thermostatically controlled shower, LED spotlights to ceiling.





## SECOND FLOOR

### MAIN BEDROOM

12' 1" x 13' 6" (3.68m x 4.11m)

Cast iron radiator, power points, coving to ceiling, LED spotlights to ceiling, double glazed patio doors to Juliet balcony overlooking rear garden.



### EN-SUITE BATHROOM/WC

Double glazed picture and casement window to rear, marble tiled floor, tiled walls, towel radiator, wall hung WC, vanity sink unit with mixer tap, rolled top bath with claw feet, central mixer tap and shower attachment, walk-in shower cubicle with thermostatically controlled shower, shave socket, wall light, LED spotlights to ceiling, extractor fan.



### DRESSING ROOM

8' 4" to narrowing head height x 19' 1" maximum (2.54m x 5.82m)  
Double glazed balcony window and two double glazed velux style windows to front, cast iron radiator, power points, storage to eaves, coving to ceiling, LED spotlights to ceiling.



## EXTERIOR

### FRONT GARDEN

Gated access to off street parking, pedestrian side access to rear garden.

### REAR GARDEN

Approximately 45' with decked veranda with detailed lighting to edging, steps down to lawn area, shrub borders, sensor light, water tap.



## ADDITIONAL INFORMATION

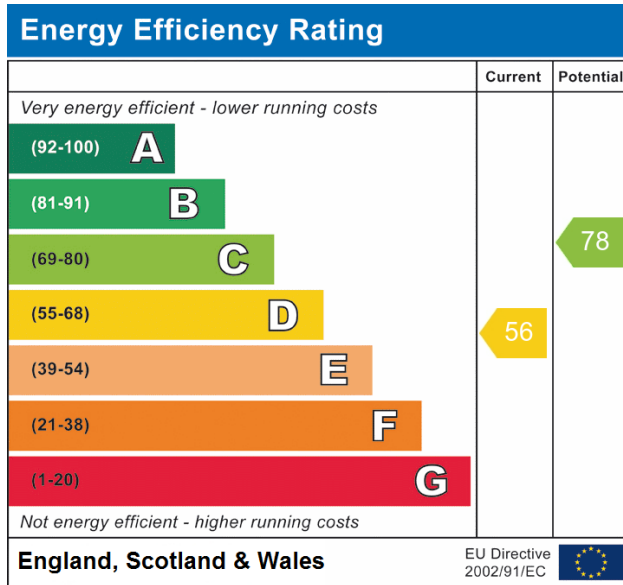
FREEHOLD

Redbridge Council Tax - Band F

## 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.

## EPC



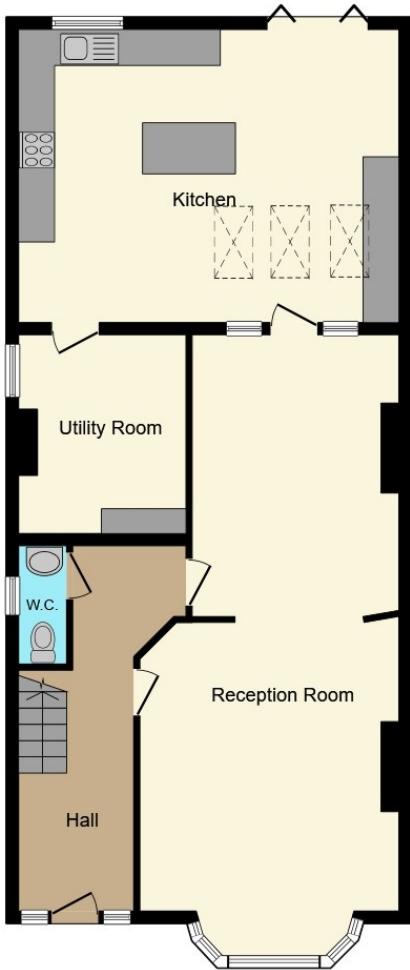
### What's Next?

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

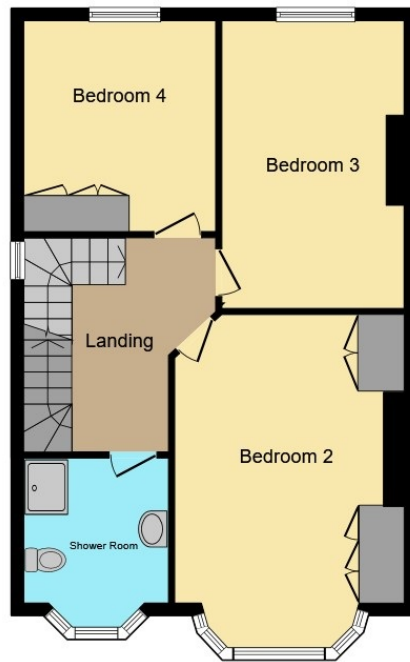
### Disclaimer

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**Ground Floor**



**First Floor**



**Second Floor**

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