

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Inglehurst Gardens, REDBRIDGE, IG4 5HD

Freehold

Guide Price £875,000



Council Tax: Band D  
Redbridge

Guide Price: £875,000 - £900,000. This striking end of terrace house is now on the market. The property stands out with its five generously sized bedrooms and three well-appointed bathrooms. The residence also benefits from two reception rooms and kitchen. What sets this property apart is the addition of a detached outbuilding. This unique feature includes two additional bedrooms, a reception room and a kitchen, offering a plethora of possibilities for use. The location of the property is also advantageous. It's in close proximity to public transport links, making commuting hassle-free. Furthermore, it is nearby various schools, making it a convenient option for families. This property presents a fantastic opportunity for those looking for a spacious family home with added features and convenient location. Act quickly to secure this special property.

- Four Bathrooms
- Chain Free
- Two Receptions
- Loft Room
- End of Terrace House
- Five Bedrooms
- Outbuilding
- Off Street Parking





## GROUND FLOOR

- Porch
- Hallway
- Reception One: 12' x 35' 3" (3.66m x 10.74m)
- Reception Two: 11' 9" into bay x 12' 3" (3.58m x 3.73m)
- Kitchen Diner: 19' 1" x 22' 11" (5.82m x 6.99m)
- Ground Floor Shower/WC:
- Utility Room: 5' 5" x 7' 8" (1.65m x 2.34m)

## FIRST FLOOR

- Bedroom One: 11' 1" x 11' 11" into bay (3.38m x 3.63m)
- Bedroom Two: 11' x 13' (3.35m x 3.96m)
- First Floor Bathroom/WC
- Bedroom Three: 7' 2" x 8' 4" (2.18m x 2.54m)
- Bedroom Four: 11' 11" x 9' 7" (3.63m x 2.92m)
- First Floor Shower/WC
- Bedroom Five: 10' 1" into recess x 11' 11" (3.07m x 3.63m)

## SECOND FLOOR

- Loft Room: 17' 3" x 22' 10" (5.26m x 6.96m)
- En-Suite Shower/WC

## EXTERIOR

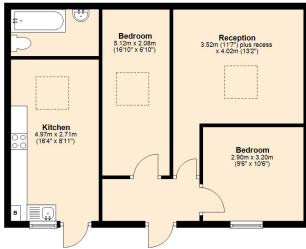
- Off Street Parking
- Rear Garden

## OUTBUILDING

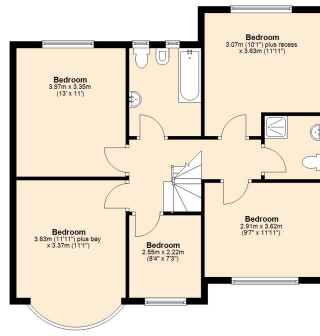
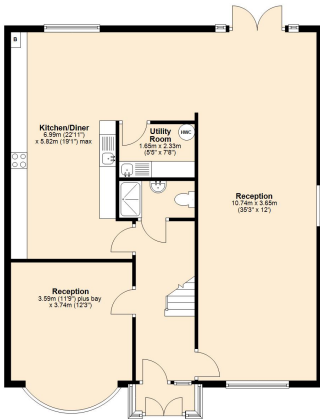
- Hallway
- Reception: 11' 7" into recess x 13' 2" (3.53m x 4.01m)
- Kitchen: 8' 11" x 16' 4" (2.72m x 4.98m)
- Bathroom/WC
- Bedroom One: 6' 10" x 16' 10" (2.08m x 5.13m)
- Bedroom Two: 9' 6" x 10' 6" (2.90m x 3.20m)



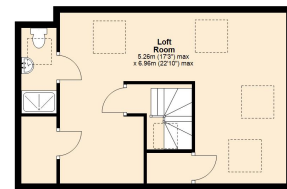
Ground Floor including Outhouse  
Approx. 1023 sq. metres (11062 sq. feet)



First Floor  
Approx. 74.5 sq. metres (802.2 sq. feet)



Second Floor  
Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 280.1 sq. metres (3014.6 sq. feet)  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and responsibility is placed on the user for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given for their capability or efficiency can be given.

020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk  
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			
(94+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	78



