



Balfour Road, ILFORD

Guide Price £850,000 - £875,000. Payne & Co are pleased to offer for sale, this delightful double fronted terraced property located in the heart of the sought-after Commonwealth Estate. This home possesses an impressive six bedrooms, making it an ideal choice for larger families or investors looking for a sizeable property. There are three bathrooms within the home, catering to the needs of a busy household. The property also features three reception rooms, providing ample space for relaxation and entertainment. The extended kitchen diner is perfectly positioned to serve the needs of the entire household. Its significant number of rooms and prime location make it a standout choice. This property is a must see for those who value space, location, and the potential for making this house a dream home. The property is conveniently located to local schools, Valentines Park, Balfour Road Mosque, and Ilford Station with its Elizabeth line. Don't miss out on this excellent opportunity, book a viewing today.

Guide Price £850,000

- DOUBLE FRONTED HOUSE
- SIX BEDROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via storm porch to hallway.

HALLWAY

Access to cellar, stairs to first floor.

RECEPTION ONE

Double glazed bay window to front, feature fireplace.



RECEPTION TWO

Two double glazed windows to front, radiator.



RECEPTION THREE

Double doors to reception one.



KITCHEN DINER

Double glazed window to rear, tiled floor, range of base and eye level units incorporating, sink and drainer, plumbing for washing machine, gas cooker point, space for American style fridge freezer, sliding patio doors to rear garden.



GROUND FLOOR SHOWER/WC

Low flush WC, pedestal wash basin, walk-in shower.



FIRST FLOOR

LANDING

Stairs to second floor.

BEDROOM ONE

Two double glazed windows to front, radiator.



BEDROOM TWO

Double glazed bay window to front, radiator.

BEDROOM THREE

Double glazed window to rear, radiator.

BEDROOM FOUR

Double glazed window to rear, radiator.

FIRST FLOOR BATHROOM/WC

Double glazed window to rear, low flush WC, pedestal wash basin, panelled bath.



SECOND FLOOR

BEDROOM FIVE

Double glazed window to rear, skylight window.



BEDROOM SIX

Skylight window.



SECOND FLOOR SHOWER/WC

Frosted double glazed window to rear, low flush WC, pedestal wash basin, walk-in corner shower unit.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

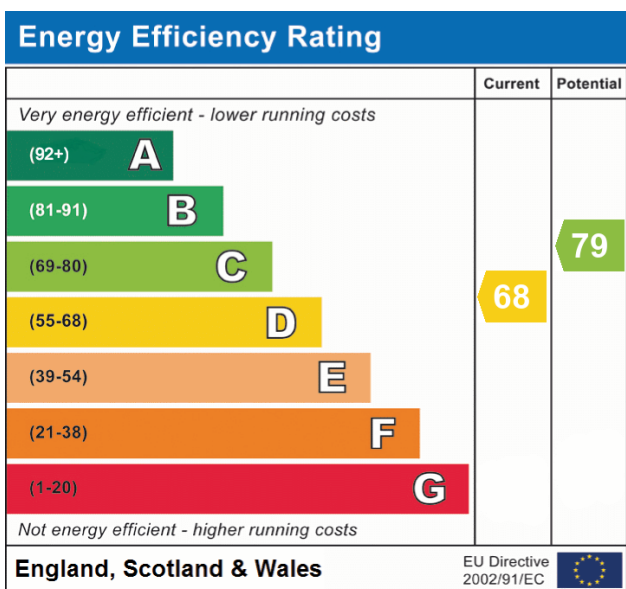
Approximately 40', brick built shed.



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EPC



What's Next?

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

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TOTAL FLOOR AREA : 2259 sq.ft. (209.9 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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