

## Cranbrook Road, ILFORD

£1,300,000

A UNIQUE CHARACTER FAMILY HOME!! Set in the heart of North Ilford is this enormous 3902 sq ft nine-bedroomed family home located opposite The Garden City estate, Valentines Park, and is located conveniently to Gants Hill Underground and Ilford's mainline station with its Crossrail links. The property is perfect for the larger family or could be suitable for other uses subject to the usual planning permissions. The many benefits include three bathrooms, two kitchens, a fantastic through lounge, two further reception rooms, large entrance hallway, cellar, brick built shed, low maintenance rear garden, off street parking, an electric sliding gate to rear, CCTV, planning permission for HMO Reference: 4105/19 and much much more. Please take a look at our video tour to fully appreciate this rare opportunity to purchase this property and the many fine features on offer.

- NINE BEDROOMS
- THREE BATHROOMS
- THREE RECEPTIONS
- TWO KITCHENS
- CELLAR
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via double glazed fully enclosed storm porch with porch light, opaque glazed internal door with matching sidelight and two double glazed picture and casement windows leading to entrance hallway.

### HALLWAY



12' 8" to alcove x 15' 7" (3.86m x 4.75m)

Double radiator, power points, storage cupboard, coving to ceiling, ceiling rose, stairs to first floor.

### LOUNGE



14' 2" to alcove x 36' 3" to bay (4.32m x 11.05m)

Double glazed bay window to front, single radiator, two double radiators, wooden flooring, two brick built fire surrounds, wall light points, USB ports, coving to ceiling, ceiling rose, double doors and two double glazed opaque leaded light windows to reception two, double glazed patio doors to kitchen two.

### RECEPTION TWO



12' 9" x 14' 9" (3.89m x 4.50m)

Double glazed opaque picture and casement window to side, double radiator, laminate flooring, power points, coving to ceiling, door to cellar.

### CELLAR

12' 3" x 17' 2" (3.73m x 5.23m)

Gas meter, electric fuses.

### DINING ROOM



10' 2" x 12' 8" (3.10m x 3.86m)

Double glazed opaque picture and casement window to side, single radiator, laminate flooring, power points, coving to ceiling, ceiling rose, serving hatch from main kitchen.

### LOBBY AREA

Steps down from dining room, tiled floor, storage cupboard housing two hot water cylinders.

### GROUND FLOOR WC

Tiled floor and walls, , double radiator, close coupled WC, vanity sink unit with mixer tap.

## KITCHEN ONE



11' 8" x 12' 8" (3.56m x 3.86m)

Double glazed picture and casement window to rear, tiled floor, range of eye and base units with granite work surfaces and tiled splashback, double stainless steel sink with mixer tap and filtered water tap, Siemens five range gas hob and extractor hood, plinth heater, recess for American style fridge freezer, two siemens combination oven/grills, integrated Siemens dishwasher, LED spotlights to ceiling, under counter lights, modern radiators.

## L-SHAPED KITCHEN TWO



8' 3" x 16' 4" (2.51m x 4.98m) x 5' 3" x 5' 8" (1.60m x 1.73m)

Double glazed roof light window with remote control, tiled floor, double radiator, range of eye and base units with rolled edge worktops, tiled splashback, gas cooker point, extractor hood, integrated fridge and freezer, stainless steel sink with single drainer and mixer tap, tumble dryer, plumbing for washing machine and dishwasher, cupboard housing wall mounted boiler, LED spotlights to ceiling, double glazed double doors to garden.

## FIRST FLOOR

### LANDING

Double glazed picture and casement window to side, double radiator, open balustrade staircase.

## BEDROOM ONE



13' x 16' to bay (3.96m x 4.88m) x 4' 10" x 5' 10" (1.47m x 1.78m)  
Double glazed bay window to front, two single radiators, laminate flooring, power points, full height fitted wardrobes with overhead storage and bedside units.

## EN-SUITE SHOWER/WC



Tiled floor and walls, vanity sink unit with mixer tap, close coupled WC, bidet, shower cubicle with thermostatically controlled shower, LED spotlights to ceiling, extractor fan.

## BEDROOM TWO



12' 3" to wardrobes x 16' 2" (3.73m x 4.93m)  
Two double glazed picture and casement windows to rear, double radiator, laminate flooring, power points, fitted wardrobes with vanity desk unit, coving to ceiling. Currently two double beds in place.

### BEDROOM THREE



10' 7" to wardrobes x 15' to bay (3.23m x 4.57m)  
Double glazed bay window to front, double radiator, laminate flooring, power points, full height fitted wardrobes.

### BEDROOM FOUR



9' 4" x 13' (2.84m x 3.96m)  
Double glazed picture and casement window to side, double radiator, laminate flooring, power points, full height fitted wardrobes with fitted vanity desk unit.

### BEDROOM FIVE



9' 3" x 10' 1" (2.82m x 3.07m)  
Double glazed picture and casement window to rear, single radiator, laminate flooring, power points, fitted wardrobes.

### FIRST FLOOR WC

Double glazed picture and casement window to side, tiled floor and walls, hand wash basin with mixer tap, close coupled WC, extractor fan.

### FIRST FLOOR BATHROOM/WC



Double glazed opaque picture and casement window to side, towel radiator, tiled floor and walls with border, panelled spa bath with mixer tap and electric shower over, close coupled WC, vanity sink unit with mixer tap, wall mirror, shave socket, extractor fan, LED spotlights to ceiling.

## SECOND FLOOR

### LANDING

Double glazed picture and casement window to side, open balustrade staircase, single radiator, LED spotlights to ceiling, storage cupboard, access to loft.

### BEDROOM SIX



10' 4" x 12' 10" (3.15m x 3.91m)  
Double glazed Velux style window to rear, single radiator, laminate flooring, power points.

### BEDROOM SEVEN



10' 4" to narrowing head height x 13' (3.15m x 3.96m)  
Two double glazed Velux style windows to front, single radiator, laminate flooring, power points, fitted wardrobe.

## BEDROOM EIGHT



7' 2" x 9' 2" (2.18m x 2.79m)

Double glazed picture and casement window to side, double radiator, laminate flooring, power points.

## BEDROOM NINE



5' 4" to narrowing head height x 13' 7" (1.63m x 4.14m)

double glazed picture and casement window to side, single radiator, laminate flooring, power points, storage to eaves.

## SECOND FLOOR SHOWER/WC



7' 8" x 8' (2.34m x 2.44m)

Double glazed Velux style window to side, tiled floor, towel radiator, close coupled WC, vanity sink unit with mixer tap, shower cubicle with thermostatically controlled shower over, storage cupboard, storage to eaves, cupboard housing water tank, extractor fan.

## EXTERIOR

### FRONT GARDEN

Brick paved providing off street parking.

## REAR GARDEN



28' x 38' (8.53m x 11.58m)

Resin drive, electric gate to side, side gate, flower borders, x2 water tap, sensor lights and power points.

## BRICK BUILT SUMMERHOUSE



17' 6" x 18' 8" (5.33m x 5.69m)

Double glazed picture and casement window to front, laminate flooring, power points, double glazed door to garden.

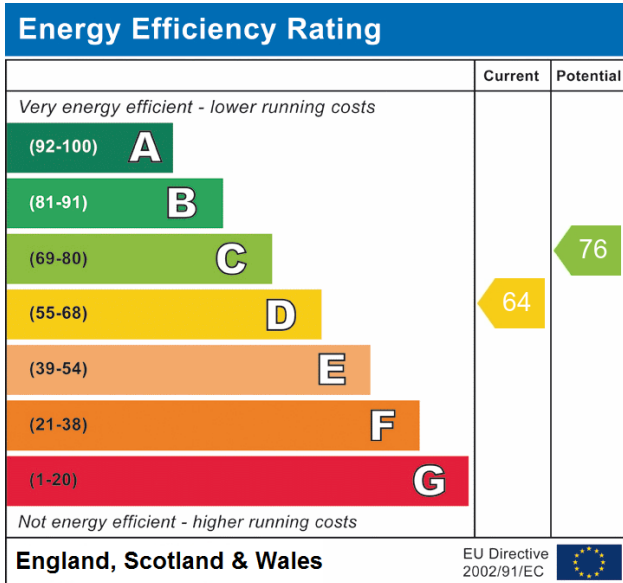
## BRICK BUILT STORAGE SHED

7' 4" x 13' 3" (2.24m x 4.04m)

Double glazed picture and casement window to front, USB ports, LED lights, double glazed door to garden.

## 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.



**What's Next?**

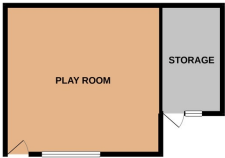
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

**Disclaimer**

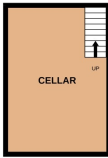
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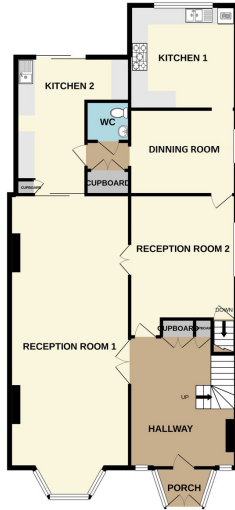
1000 FLOOR  
423 sq.ft. (39.2 sq.m.) approx.



1200 FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



1400 FLOOR  
1447 sq.ft. (133.7 sq.m.) approx.



1600 FLOOR  
1077 sq.ft. (99.5 sq.m.) approx.



1800 FLOOR  
770 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 3902 sq.ft. (362.5 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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