



The Drive, ILFORD

WHAT A FIND!! Guide Price £1,000,000 - £1,100,000. This five bedroom, corner sited house is one of four properties that are set back from the main part of The Drive, opposite St Andrews Church and perfectly located for Cranbrook School, bus routes to Redbridge underground station, Ilford town centre and mainline station with its Elizabeth Line transport links. Further benefits include three large receptions, kitchen, five bedrooms, first floor bathroom/WC and further separate WC, garage and large L-shaped garden to the side and rear. The property has been within the same family for many years and it's the first time to come to the market. With potential to extend, subject to planning permission, this would ideally suit someone looking to put their own stamp to this beautiful home. Priced to sell so please call our sales team for an appointment to view.

Guide Price £1,000,000

- NO ONWARD CHAIN
- FIVE BEDROOMS
- THREE RECEPTIONS
- FREEHOLD
- COUNCIL TAX - BAND F
- EPC - F

GROUND FLOOR

ENTRANCE

Via opaque leaded light front door with matching leaded light picture and casement windows to side leading to hallway.

HALLWAY

Single radiator, cupboard under stairs, coving to ceiling, stairs to first floor via dog-leg landing.



RECEPTION ONE

12' 11" x 15' 10" (3.94m x 4.83m)

Leaded light picture and casement window to front, leaded light turret window to front with window seat under, oak flooring, two single radiators, wall light points, coving to ceiling.



RECEPTION TWO

16' to bay x 20' (4.88m x 6.10m)

Leaded light picture and casement window to rear, three single radiators, gas fire with stone surround and hearth, wall light points, plate rail, coving to ceiling, door to conservatory.



CONSERVATORY

Picture and casement window to side, door to reception three, door to garden.

RECEPTION THREE

10' 2" x 16' 7" (3.10m x 5.05m)

Leaded light picture and casement window to side, single radiator, power points.



KITCHEN

13' 10" x 16' 4" (4.22m x 4.98m)

Leaded light picture and casement window and further picture and casement window to rear, two leaded light picture and casement windows to side, part tiled walls, single radiator, range of eye and base units, double electric oven, gas hob, peninsular breakfast bar, double stainless steel sink with single drainer and mixer tap, concealed lighting, plumbing for dishwasher, floor mounted boiler, leaded light door to garden.



FIRST FLOOR

LANDING

Leaded light picture and casement window to side, open balustrade staircase, two radiators, power points, access to loft.



BEDROOM ONE

13' x 16' (3.96m x 4.88m)

Leaded light turret bay window and leaded light picture and casement window to front, oak flooring, two single radiators, power points, coving to ceiling.



BEDROOM TWO

12' 11" to alcove x 16' 4" (3.94m x 4.98m)

Leaded light picture and casement windows to front and side, two single radiators, vanity sink unit with mixer tap, power points.



BEDROOM THREE

11' 6" x 11' 10" (3.51m x 3.61m)

Two leaded light picture and casement windows to rear, single radiator, vanity sink unit, power points.



BEDROOM FOUR

8' 3" x 9' 9" (2.51m x 2.97m)

Leaded light picture and casement window to front, single radiator, power points.

BEDROOM FIVE

10' 2" x 18' 10" (3.10m x 5.74m)

Leaded light picture and casement windows to side and rear, two single radiators, power points.



FIRST FLOOR WC

Opaque leaded light casement window to rear, tiled walls, low level flush WC.

FIRST FLOOR BATHROOM/WC

Leaded light picture and casement window to rear, tiled walls, single radiator, close coupled WC, bidet, pedestal basin with mixer tap, panelled corner bath with mixer tap and shower attachment, cupboard housing hot water cylinder.



EXTERIOR

FRONT GARDEN

Mature flower borders, path to storm porch.

REAR GARDEN

Approximately 75' x 32' with front and side gated pedestrian access, patio area, outside water tap and light, side access to garage.



GARAGE

10' x 17' 10" (3.05m x 5.44m)

Leaded picture and casement window to rear, double doors.



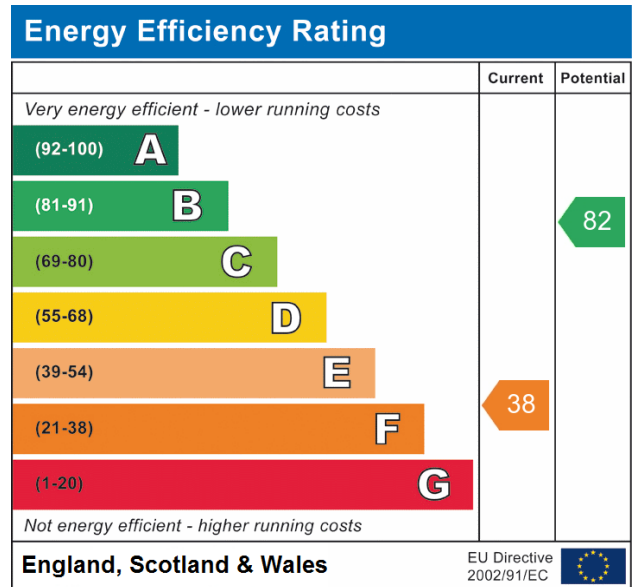
REAR SECTION OF GARDEN

Mainly laid to lawn, mature flower and shrub borders, greenhouse, timber shed.

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

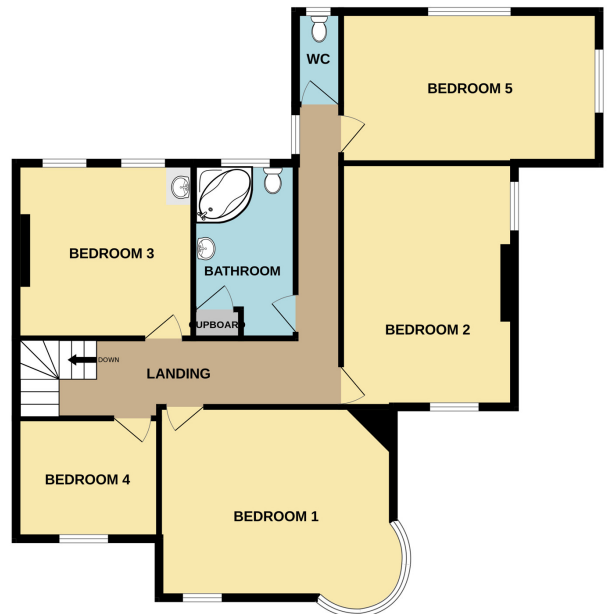
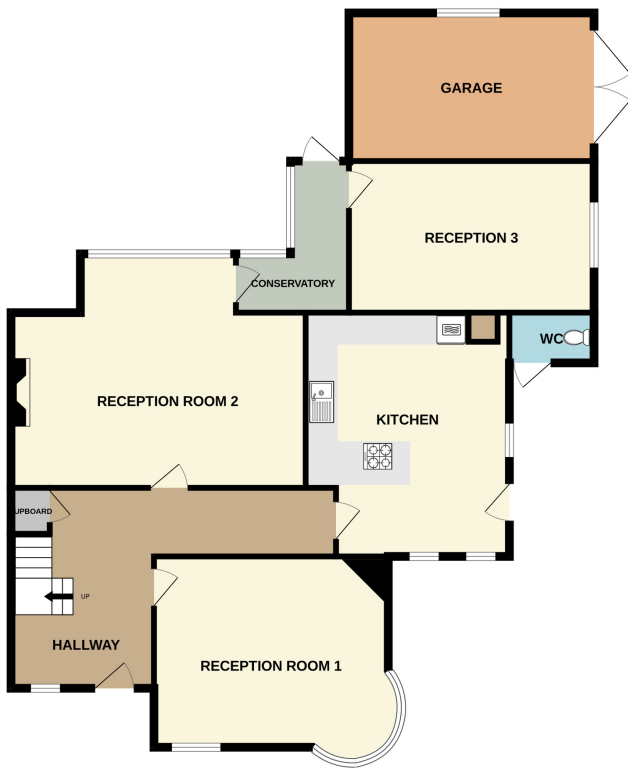
Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

GROUND FLOOR
1302 sq.ft. (120.9 sq.m.) approx.

1ST FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA : 2358 sq.ft. (219.1 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.
Made with Metropix ©2023

