

PAYNE & Co

020 8518 3000

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Colombo Road, ILFORD, IG1 4RQ

Freehold

Guide Price £700,000



Council Tax: Band C
Redbridge

Guide Price: £700,000 - £725,000. This terraced property is currently listed for sale and is ready to be moved in to. It boasts a total of four bedrooms and two bathrooms, providing ample space for a family or guests. The living area is inclusive of one through reception room, a perfect space for relaxing and entertaining. The property also features one kitchen that has been extended by 6 meters, offering an open-plan layout. This large, open space is ideal for those who love to cook and entertain, providing plenty of room for socializing whilst preparing meals. Located in a sought-after area, this property offers the added benefit of being close to local schools. This feature will undoubtedly appeal to families with school-aged children, making morning commutes to school a breeze. In summary, this property is a welcoming and spacious home. Its good condition, coupled with its desirable location, makes it an attractive purchase for any potential buyer. The extended, open-plan kitchen and the inclusion of multiple bedrooms and bathrooms further enhance its appeal. Don't miss out on the opportunity to view this property.

- Commonwealth Estate Location
- Four Bedrooms
- Two Bathrooms
- Close to Schools
- Loft converted with En-Suite
- Extended Kitchen With Dining Area
- GF WC/Utility Area
- Off Street Parking



GROUND FLOOR

Enclosed Porch

Hallway

Ground Floor WC

Reception: 11' 10" max. x 26' 5" plus bay (3.61m x 8.05m)

Kitchen Diner: 15' 4" x 18' 6" (4.67m x 5.64m)

FIRST FLOOR

Bedroom One: 10' 10" x 11' 6" plus bay (3.30m x 3.51m)

Bedroom Two: 9' 10" x 11' 6" (3.00m x 3.51m)

Bedroom Three: 5' 11" x 8' 1" (1.80m x 2.46m)

First Floor Bathroom/WC

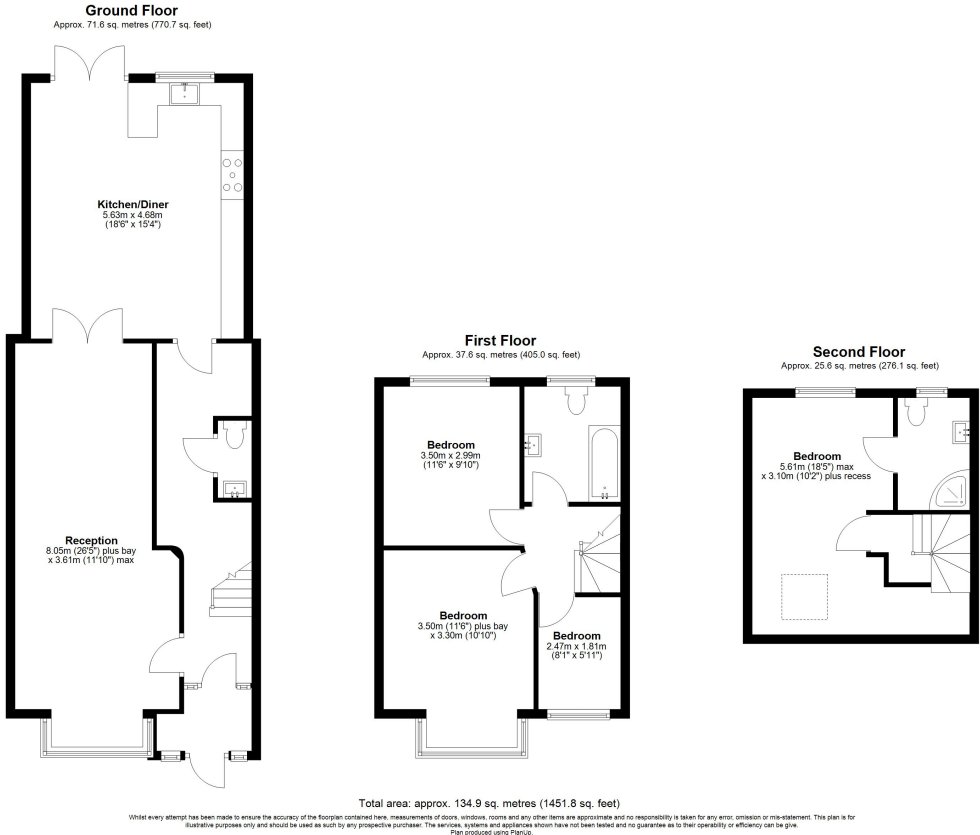
SECOND FLOOR

Bedroom Four: 10' 2" plus recess x 18' 5" max. (3.10m x 5.61m)

Second Floor Shower/WC

EXTERIOR

Rear Garden



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- 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		EU Directive 2002/91/EC	

