

PAYNE & Co

020 8518 3000

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Beehive Lane, ILFORD, IG1 3RS

Freehold

£750,000



Council Tax: Band F
Redbridge

For sale is this end of terrace house, a property that brims with potential and the opportunity to truly make it your own. Though it currently needs modernising, it offers a fantastic framework for those seeking a substantial refurbishment project. This property presents a unique opportunity to acquire a six-bedroom, two-bathroom house with potential for further extension, subject to planning permission. Set over multiple floors, the property includes two spacious reception rooms, providing ample space for entertaining and family living. The house also features a well-sized kitchen waiting for your personal touch. One of the standout features of this property is the single garage, a rare find in this location. Moreover, the house benefits from side access, which adds an extra layer of convenience and flexibility. The property is ideally situated, offering easy access to local amenities, nearby schools, and excellent public transport links, making it an ideal location for families or commuters. In summary, if you're looking for a property where you can put your stamp, this end of terrace house represents an opportunity not to be missed

- Six Bedrooms
- Potential to Extend STPP
- Close to Gants Hill Station
- Off street parking
- No Onward Chain
- End of Terrace House
- Side Access
- Attached Garage



GROUND FLOOR

Enclosed Porch
Hallway
Reception One: 13' 7" x 11' 11" plus bay (4.14m x 3.63m)
Reception Two: 11' 8" max. x 22' 3" (3.56m x 6.78m)
Kitchen: 8' 5" max. x 16' 1" max. (2.57m x 4.90m)
Utility Area
Ground Floor Bathroom/WC



FIRST FLOOR

Bedroom One: 12' 3" x 11' 11" plus bay (3.73m x 3.63m)
Bedroom Two: 7' 1" max. x 15' 11" (2.16m x 4.85m)
Bedroom Three: 8' 8" x 12' 8" (2.64m x 3.86m)
Bedroom Four: 8' 3" x 8' 2" plus bay (2.51m x 2.49m)
First Floor Shower/WC

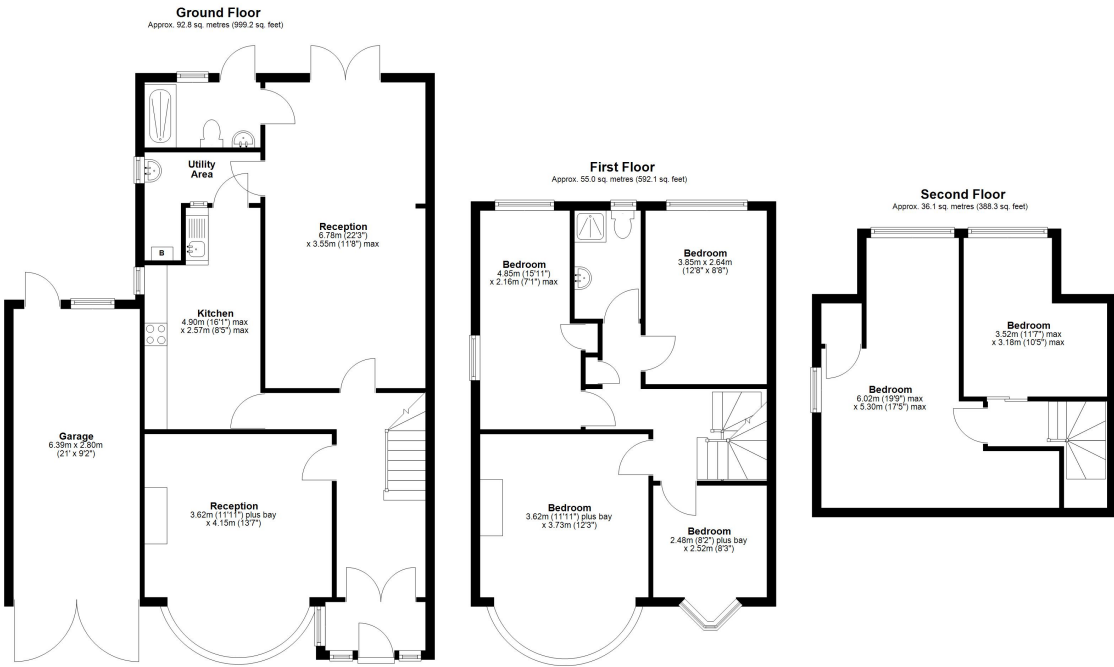


SECOND FLOOR

Bedroom Five: 17' 5" max. x 19' 9" max. (5.31m x 6.02m)
Bedroom Six: 10' 5" max. x 11' 7" max. (3.17m x 3.53m)

EXTERIOR

Attached Garage: 9' 2" x 21' (2.79m x 6.40m)
Rear Garden: Approximately 70' plus
Off Street Parking



Total area: approx. 183.9 sq. metres (1979.7 sq. feet)
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 misstatement. 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 as to their operability or efficiency can be given.
Plan produced using PlanIt.

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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		78
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

