

PAYNE & Co

020 8518 3000

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Balfour Road, ILFORD, IG1 4JB

Freehold

Guide Price £900,000



Council Tax: Band E
Redbridge

Guide Price £900,000 - £950,000. For sale is this delightful double fronted, end of terrace house, nestled in the sought-after 'Commonwealth Estate', close to Valentines Park and Balfour Road Mosque. Conveniently located near schools and public transport links, this property is perfectly suited for families. The property boasts four well-proportioned bedrooms, three of which are doubles and one single, providing ample space for everyone in the family. The house also provides two spacious reception rooms, both featuring large windows that let in an abundance of natural light, enhancing the warm and welcoming environment. The through lounge in reception room #1 is particularly inviting, offering a perfect space for relaxing and entertaining. The property features an open-plan kitchen that is extended and well lit. It comes complete with an island for extra workspace and a dining space to accommodate family meals. The kitchen's bi-folding doors open to a patio area, perfect for al fresco dining or entertaining guests on warm, sunny days. There are two bathrooms in the property. The first-floor bathroom serves as a practical shower room, whilst the ground-floor bathroom features a free-standing bath, ideal for relaxing soaks. A generously sized 75ft rear garden offers a patio area and lawn with shrub borders, ideal for gardening enthusiasts. Additionally, shared side access and a gated front drive with off-street parking enhance the functionality of this charming property. This house is a fantastic opportunity for those seeking a comfortable family home in a prime location.

- Double fronted house
- Two spacious reception rooms
- Sought-after Commonwealth Estate
- Bi-folding doors to patio
- Gated front drive parking

- Four well-proportioned bedrooms
- Extended open-plan kitchen
- Close to Valentines Park
- 75ft rear garden
- Ideal family home



GROUND FLOOR

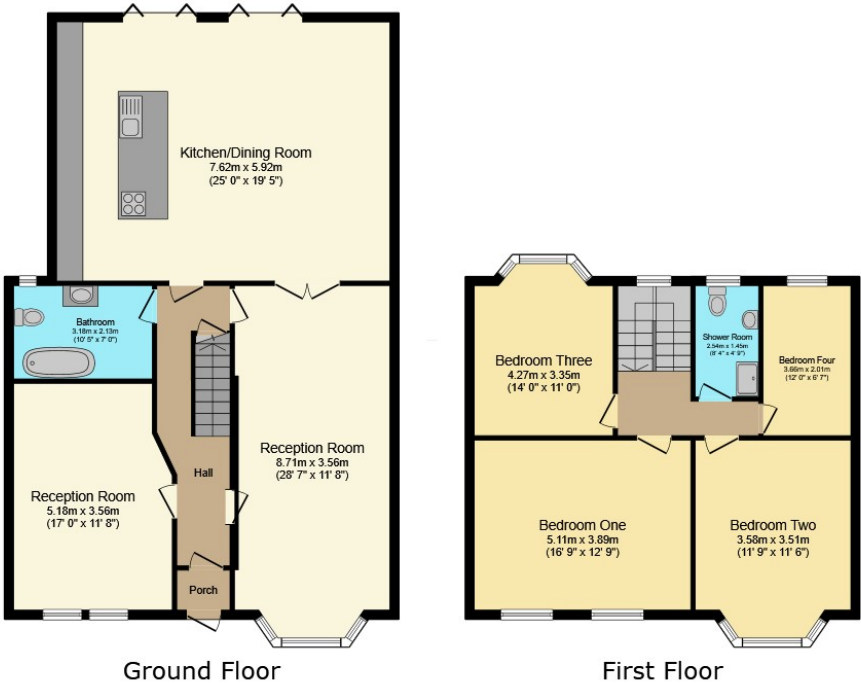
- Enclosed Porch
- Hallway
- Cellar
- Reception One: 11' 8" x 28' 7" (3.56m x 8.71m)
- Reception Two: 11' 8" x 17' (3.56m x 5.18m)
- Ground Floor Bathroom/WC: 10' 5" x 7' (3.17m x 2.13m)
- Kitchen Diner: 25' x 19' 5" (7.62m x 5.92m)

FIRST FLOOR

- Bedroom One: 16' 9" x 12' 9" (5.11m x 3.89m)
- Bedroom Two: 11' 6" x 11' 9" (3.51m x 3.58m)
- Bedroom Three: 11' x 14' (3.35m x 4.27m)
- Bedroom Four: 6' 7" x 12' (2.01m x 3.66m)
- First Floor Shower/WC

EXTERIOR

- Off Street Parking
- Rear Garden: Approximately 75'



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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				
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D		66	77
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	