



Redcliffe Gardens, ILFORD

Guide Price £1,150,000

QUALITY AND CHARACTER!! Guide Price £1,150,000 - £1,200,000. Payne & Co are delighted to offer this wonderful semi-detached house situated in this prime North Ilford location, just off The Drive and Cranbrook Road. It is a striking double-fronted property, with period style that adds a unique charm. Positioned in the vicinity of Valentines Park, with its pretty boating lake, local schools, bus routes, Ilford station with its Elizabeth line links and The Exchange shopping centre. This residence offers both convenience and tranquillity. The property, is in good condition and benefits from five bedrooms, three bathrooms, two spacious reception rooms, and a kitchen. The first bedroom is a luxurious affair with an En-suite bathroom and a separate dressing room. The second bedroom is similarly impressive, boasting built-in wardrobes for additional storage. The house has two spacious reception rooms, both features large bay windows, flooding the space with natural light. One of the standout features of this property is the kitchen diner, which is the heart of the home, making it a perfect place for cooking, eating, and socialising. Another valuable addition to the home is the cellar which provides excellent extra storage facilities. Additionally, the property benefits from off gated street parking, a feature that adds significant convenience. This property is ideal for families looking for a comfortable, welcoming home with plenty of space.

- FIVE BEDROOMS
- THREE BATHROOMS
- TWO RECEPTIONS
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed opaque doors to fully enclosed storm porch, opaque glazed internal door with matching side and fanlight leading to hallway.

HALLWAY

Wooden flooring, double radiator, entryphone system, door to cellar.



CELLAR

Fuseboard, electric meter.

LOBBY AREA

Wooden flooring, access to ground floor WC.

GROUND FLOOR WC

Double glazed opaque picture and casement window to side, tiled floor and walls with border, double radiator, close coupled WC, pedestal basin with mixer tap, halogen spotlights to ceiling, extractor fan.

THROUGH LOUNGE

Double glazed bay window to front, two double radiators, LED spotlights to ceiling, frosted glazed double doors from hallway, open to kitchen diner.



RECEPTION TWO

Double glazed bay window to front, wooden flooring, double radiator, power points.



KITCHEN DINER

Two double glazed picture and casement windows to rear, wooden flooring, tiled floor to kitchen area, two double radiators, LED spotlights to ceiling, frosted glazed door with glass brick side and fanlight from hallway, range of eye and base units, with rolled edge worktops, peninsular breakfast bar, glazed display unit, one and a quarter bowl stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, double electric oven, five range gas hob, extractor hood, tiled splashbacks, door to utility room, double glazed door to garden.



UTILITY ROOM

Cupboard housing boiler and 300 litre water tank, plumbing for washing machine.

FIRST FLOOR

LANDING

Open balustrade staircase, stairs to loft room.

FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to front, tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap and mirrored wall unit, step up to raised tiled bath with mixer tap and thermostatically controlled shower, walk-in shower unit with glass brick splash wall and thermostatically controlled shower, halogen spotlights to ceiling, extractor fan.



FIRST FLOOR SHOWER/WC

Double glazed opaque picture and casement window to front, tiled floor and walls, single radiator, close coupled WC, vanity sink unit with mixer tap, cubicle with thermostatically controlled shower, halogen spotlights to ceiling, extractor fan.



BEDROOM ONE

Double glazed bay window to front, double radiator, power points.



EN-SUITE SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap and mirrored wall unit and detailed lighting, walk-in shower with thermostatically controlled shower and glass brick splash wall, LED spotlights to ceiling, extractor fan.



BEDROOM TWO

Double glazed bay window to front, radiator, power points, fitted wardrobes.



BEDROOM FIVE

Two double glazed picture and casement windows to rear, double radiator, power points, fitted wardrobes.



SECOND FLOOR

LANDING

Double glazed Velux window to front, double glazed picture and casement window to rear.

BEDROOM THREE

Double glazed Velux window to front, double glazed picture and casement window to rear, single radiator, power points, fitted wardrobes.



BEDROOM FOUR

Double glazed skylight window to front, double glazed picture and casement window to rear, single radiator, power points.



FRONT GARDEN

Double electric gates to front, brick paved providing off street parking, external lighting, gated side access.

REAR GARDEN

Paved patio area, remainder to lawn, shrub borders, external lighting, water tap.



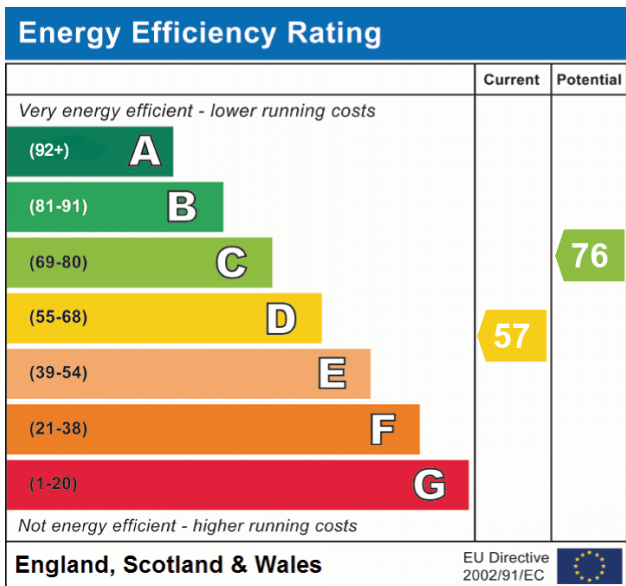
SUMMER HOUSE

Double glazed picture and casement window to side, laminate flooring, power points, lighting, 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 £300 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.

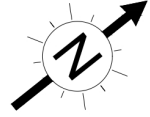
Redcliffe Gardens, IG1 3HG

Approx Gross Internal Area = 242.42 sq m / 2609 sq ft

Garden = 139.72 sq m / 1504 sq ft

Shed = 12.06 sq m / 130 sq ft

Total = 394.2 sq m / 4243 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN