



## Canterbury Avenue, ILFORD

LOCATION! LOCATION! LOCATION! Situated on the sought after Cathedral Estate is this wonderful six bedroom, family house which has been thoughtfully extended and improved by the present owners. There are a number of wow factors in this property including the open plan lounge kitchen/diner which overlooks the rear garden and a spacious second floor bedroom with Juliet balcony to rear. Conveniently located for Redbridge underground station, Valentines Park and Wanstead Park, local bus routes, Ilford town centre, local shops and schools. Offered chain free so an early viewing is essential to avoid disappointment!

Guide Price £900,000

- SIX BEDROOMS
- NO ONWARD CHAIN
- CLOSE TO WANSTEAD PARK
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via double glazed double doors leading to storm porch with storage cupboards.



### HALLWAY

Tiled flooring, stairs to first floor.



### RECEPTION ONE

12' 9" maximum x 16' to bay (3.89m x 4.88m)

Double glazed bay window to front, shaped radiator, picture rail.



### OPEN PLAN LOUNGE/KITCHEN DINER

27' 3" maximum x 29' 3" maximum (8.31m x 8.92m)

Double glazed window to rear, tiled flooring, range of fitted base and eye level units incorporating contrasting work surface and splashbacks, plumbing for washing machine, gas cooker point, space for range cooker, TV area, access to ground floor WC, recently installed Valiant boiler (Nov 2023) access to basement, double glazed bi-fold doors to rear garden.



### BASEMENT

9' 9" x 27' 3" (2.97m x 8.31m)

### GROUND FLOOR WC

Low flush WC, hand wash basin with mixer tap, tiled splashback, storage area.

### SPICE KITCHEN/UTILITY

7' x 13' 8" (2.13m x 4.17m)

Range of fitted base and eye level units incorporating oven, gas hob, extractor, tiled splashbacks, one and a half bowl stainless steel sink and drainer, plumbing for washing machine.



## FIRST FLOOR

### BEDROOM ONE

12' 9" maximum x 15' 5" to bay (3.89m x 4.70m)

Double glazed bay window to front, shaped radiator, fitted wardrobes.



### BEDROOM TWO

11' 9" x 12' 11" (3.58m x 3.94m)

Double glazed window to rear, radiator.



### EN-SUITE SHOWER/WC

Double glazed window to rear, walk-in shower, push button low flush WC, pedestal hand wash basin with mixer tap, tiled splashbacks.



### BEDROOM THREE

9' 6" maximum x 22' 8" maximum (2.90m x 6.91m)

Double glazed window to rear, radiator.



### BEDROOM FOUR

7' maximum x 14' 9" maximum (2.13m x 4.50m)

Double glazed window to front.



### EN-SUITE SHOWER/WC

Push button low flush WC, hand wash basin, walk-in shower.

## BEDROOM FIVE

8' 3" maximum x 9' maximum (2.51m x 2.74m)

Double glazed window to front, radiator.



## FIRST FLOOR SHOWER/WC

Radiator, corner walk-in shower, low flush WC, hand wash basin, tiled splashbacks, inset spotlights.



## SECOND FLOOR

### BEDROOM SIX

16' 5" maximum x 19' 7" maximum (5.00m x 5.97m)

Skylight window, storage to eaves, built-in mirror fronted wardrobes, double glazed double doors to Juliet balcony.



## EN-SUITE SHOWER/WC

Double glazed window to rear, low flush WC, vanity unit with mixer tap, walk-in shower.

## EXTERIOR

### FRONT GARDEN

Providing off street parking.

### REAR GARDEN

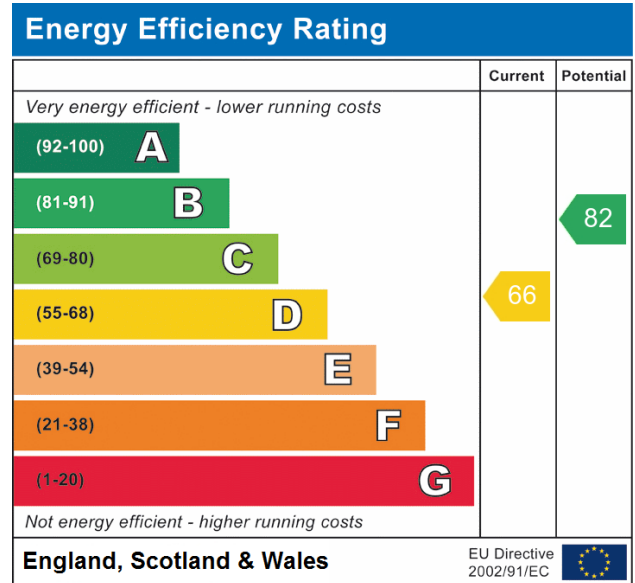
Raised veranda, steps down to lawn area, flower and shrub borders, timber shed/office.





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**What's Next?**

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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# Canterbury Avenue, Ilford, IG1

Approximate Area = 2591 sq ft / 240.7 sq m

Limited Use Area(s) = 206 sq ft / 19.1 sq m

Total = 2797 sq ft / 259.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Payne & Co. REF: 1023517