

PAYNE & Co

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Redcliffe Gardens, ILFORD, IG1 3HQ

Freehold

Guide Price £850,000



5



1



3



F

Council Tax: Band F
Redbridge

Guide Price £850,000 - £900,000. Payne & Co are pleased to offer for sale this delightful Edwardian end of terrace house, boasting a wealth of character and potential. This five-bedroom property is in need of modernisation, offering the perfect opportunity for anyone willing to undertake a renovation project. The house is double-fronted and benefits from an impressive approx. 100ft rear garden. It is conveniently located off The Drive and Cranbrook Road, a sought-after location with excellent public transport links and nearby schools. The tranquil Valentines Park is also within proximity. The property comprises three reception rooms, all of which are filled with natural light thanks to the large windows. Two of these rooms are further enhanced by charming fireplaces, while the third serves as a morning room. There is a fitted kitchen and a bathroom on the first floor with a separate WC. The five bedrooms are all doubles, providing ample space for a growing family or for accommodating guests. Additional features include side access, off-street parking, a workshop in the garden, a cellar, utility room, ground floor shower/WC, an enclosed porch, and a sizable split-level landing. The house retains its original rear addition, adding to its charm and character. Embrace the opportunity to make this house your own and bring its original features back to life.

- Five Bedrooms
- First Floor Bathroom/WC
- Utility Room
- Approx. 100' Rear Garden

- Three Receptions
- Basement
- Ground Floor WC
- Edwardian End Of Terrace House



GROUND FLOOR

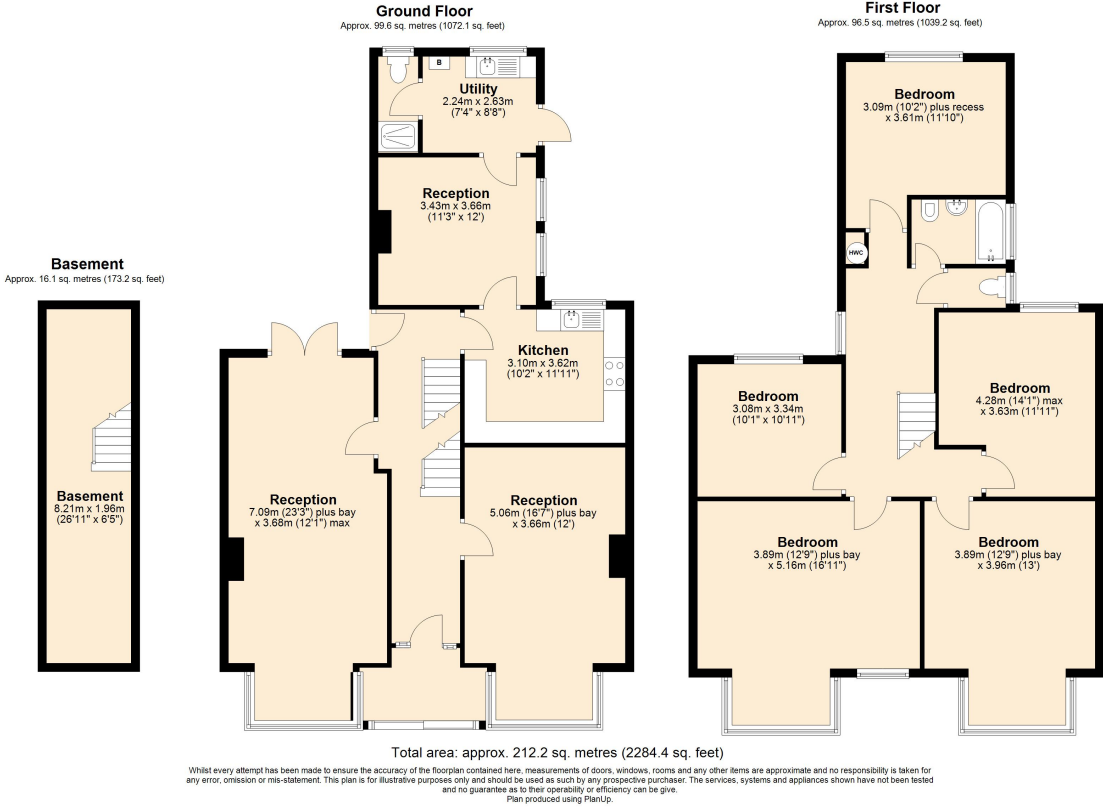
- Enclosed Porch
- Hallway
- Reception One: 12' 1" x 23' 3" into bay (3.68m x 7.09m)
- Access to Basement: 6' 5" x 26' 11" (1.96m x 8.20m)
- Reception Two: 12' x 16' 7" into bay (3.66m x 5.05m)
- Kitchen: 10' 2" x 11' 11" (3.10m x 3.63m)
- Reception Three: 11' 3" x 12' (3.43m x 3.66m)
- Utility Room: 8' 8" x 7' 4" (2.64m x 2.24m)
- Ground Floor WC

FIRST FLOOR

- Bedroom One: 16' 11" x 12' 9" into bay (5.16m x 3.89m)
- Bedroom Two: 13' x 12' 9" into bay (3.96m x 3.89m)
- Bedroom Three: 11' 11" x 14' 1" (3.63m x 4.29m)
- Bedroom Four: 10' 11" x 10' 1" (3.33m x 3.07m)
- First Floor Bathroom
- Separate WC
- Bedroom Five: 11' 10" x 10' 2" into recess (3.61m x 3.10m)

EXTERIOR

- Rear Garden Approx. 100'
- Off Street Parking



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151 Cranbrook Road, Ilford, IG1 4TA

- 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			75
(55-68)	D			
(39-54)	E			
(21-38)	F		38	
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	