

PAYNE & Co

020 8518 3000

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Tillotson Road, ILFORD, IG1 4UZ

Freehold

Guide Price £1,150,000



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Council Tax: Band F  
Redbridge

Guide Price £1,150,000 - £1,200,000. Payne & Co are delighted to offer for sale this beautiful detached house, tastefully modernised and located in the highly sought-after Garden City Estate. It is within convenient distance to Gants Hill Station with Central line links into London and nearby schools. The property is situated on a tree-lined road, proximity to Valentines Park adds to its charm. This spacious property spans over three floors with five generous sized bedrooms, two bathrooms, two reception rooms and an open-plan kitchen lounge diner. This stunning space is the heart of this home, with abundant natural light, a cosy wood burning stove and expansive bi-fold doors to the garden which seamlessly blend indoor and outdoor living spaces. The fully featured kitchen includes a substantial dining space, perfect for family meals and entertaining guests. The first reception room is a warm and inviting space, boasting a bay window overlooking the front of the property. Additional features include underfloor heating, off-street parking, a well-equipped utility room, a convenient ground floor WC, copious amounts of built in storage and an entrance hall that provides a welcoming introduction to the home. This property is ideal for families looking for a home in a coveted location with plenty of functional living space.

- Garden City Estate Location
- Open Plan Kitchen/Dining Room
- Detached
- Utility Room
- Primary Bedroom With Walk In Wardrobe

- Five Bedrooms Arranged Over Three Floors
- Bi-fold Doors To Garden
- Under Floor Heating
- Built In Storage





GROUND FLOOR

- Entrance Hall
  - Living Room: 15' 8" x 14' 10" (4.78m x 4.52m)
  - Kitchen Diner: 20' 9" x 31' (6.32m x 9.45m)
  - Ground Floor WC
  - Utility Room
- FIRST FLOOR

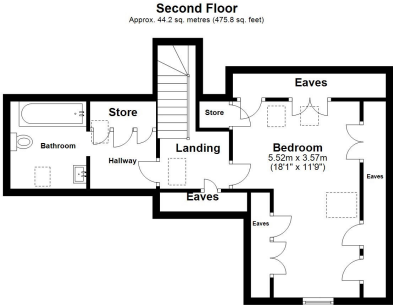
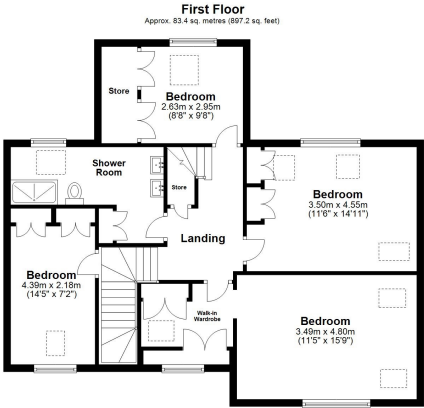
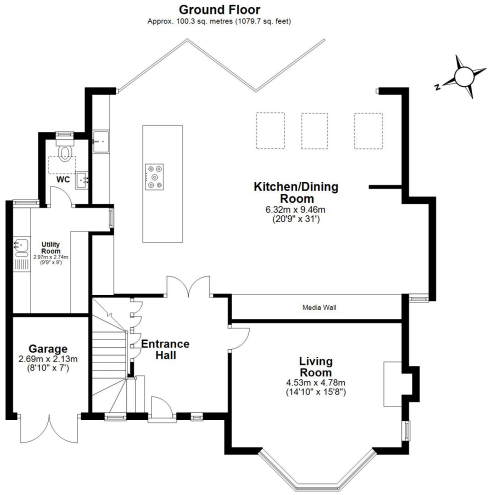
- Bedroom One: 15' 9" x 11' 5" (4.80m x 3.48m)
- Walk-In Wardrobe
- Bedroom Two: 14' 11" x 11' 6" (4.55m x 3.51m)
- Bedroom Three: 7' 2" x 14' 5" (2.18m x 4.39m)
- Bedroom Four: 8' 8" x 9' 8" (2.64m x 2.95m)
- First Floor Shower/WC

SECOND FLOOR

- Bedroom Five: 11' 9" x 18' 1" (3.58m x 5.51m)
- Eaves Storage
- Hallway
- Storage Cupboard
- Second Floor Bathroom/WC

EXTERIOR

- Garage: 7' x 8' 10" (2.13m x 2.69m)
- Off Street Parking
- Rear Garden



Total area: approx. 227.9 sq. metres (2452.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. The plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements. Plan produced using Planlizard.

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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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	77
		EU Directive 2002/91/EC	



