



Coventry Road, ILFORD

WELCOME HOME!! FIXED PRICE This beautifully presented, four bedroom semi detached house is located in the heart of Ilford on the Commonwealth Estate and comprises great living accommodation for the larger family. Benefits include off street parking, ground floor WC, two large receptions, fully fitted kitchen leading to morning room, ideal for toast and crumpets in the morning! To the first floor there are four good size bedrooms and family shower room/WC. To the rear there is a truly wonderful rear garden which features on the open garden scheme and has a variety of different styles of planting, fruit trees etc. This property is conveniently located for local schools, Valentines Park, Gants Hill and Redbridge underground stations, Hoppa bus service to Ilford town centre and mainline station with the Elizabeth Line transport links. Priced to sell so please call our sales team as soon as possible for an appointment to view.

Fixed Price £680,000

- FOUR BEDROOMS
- THREE RECEPTIONS
- OFF STREET PARKING
- FREEHOLD
- EPC - E
- COUNCIL TAX - BAND D

GROUND FLOOR

ENTRANCE

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

HALLWAY

Ceramic tiled floor, cast iron radiator, power points, dado rail, coving to ceiling, ceiling rose, hatch to cellar.



GROUND FLOOR WC

Ceramic tiled floor, tiled walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, halogen spotlights to ceiling.

RECEPTION ONE

15' 2" to bay x 15' 9" to alcove (4.62m x 4.80m)

Double glazed square bay window to front, cast iron radiator, gas coal effect fire with marble hearth and pine surround, high level skirting boards, power points, picture rail, coving to ceiling, ceiling rose.



RECEPTION TWO

9' 11" x 14' 2" (3.02m x 4.32m)

Cast iron radiator, high level skirting boards, power points, picture rail, coving to ceiling, ceiling rose, double glazed double doors with casement fanlight leading to garden.



KITCHEN

10' 9" x 11' 8" (3.28m x 3.56m)

Double glazed picture and casement window to rear, ceramic tiled floor, range of eye and base units in a high gloss white finish, quartz work tops, recess for range cooker, tiled splashbacks, extractor hood, ceramic sink with mixer tap, integrated dishwasher, washing machine and tumble dryer, integrated fridge freezer, larder cupboard, concealed lighting under units, halogen spotlights to ceiling, steps down to morning room.



MORNING ROOM

7' 4" x 11' 0" (2.24m x 3.35m)

Double glazed picture and casement window to side, ceramic tiled floor, cast iron radiator, power points, halogen spotlights to ceiling, double glazed door and double glazed bi-fold doors to garden.



FIRST FLOOR

LANDING

Open balustrade staircase, dado rail, LED spotlights to ceiling, access to loft.

FIRST FLOOR SHOWER ROOM/WC

Double glazed opaque picture and casement window to rear, vinyl flooring, towel radiator, close coupled WC, pedestal basin with mixer tap, glass brick wall to shower area with thermostatically controlled shower over, mirrored wall units, LED spotlights to ceiling, extractor fan.



BEDROOM ONE

10' 6" to wardrobes x 15' 4" to bay (3.20m x 4.67m)
Double glazed square bay window to front, cast iron radiator, power points, picture rail, coving to ceiling, full height fitted wardrobes with drawers.



BEDROOM TWO

9' 6" x 14' 2" (2.90m x 4.32m)

Double glazed picture and casement window to rear, cast iron radiator, power points, picture rail, fitted wardrobes.



BEDROOM THREE

8' 7" extending by 3' 10" to doorwell x 8' 8" (2.62m x 2.64m)

Double glazed picture and casement window to front, cast iron radiator, power points, picture rail.



BEDROOM FOUR

7' 10" x 11' (2.39m x 3.35m)

Double glazed picture and casement window to rear, cast iron radiator, cast iron fireplace, power points, cupboard to alcove housing wall mounted Vaillant boiler.



EXTERIOR

FRONT GARDEN

Brick paved providing off street parking, raised flower borders, water tap. pedestrian side access.

REAR GARDEN

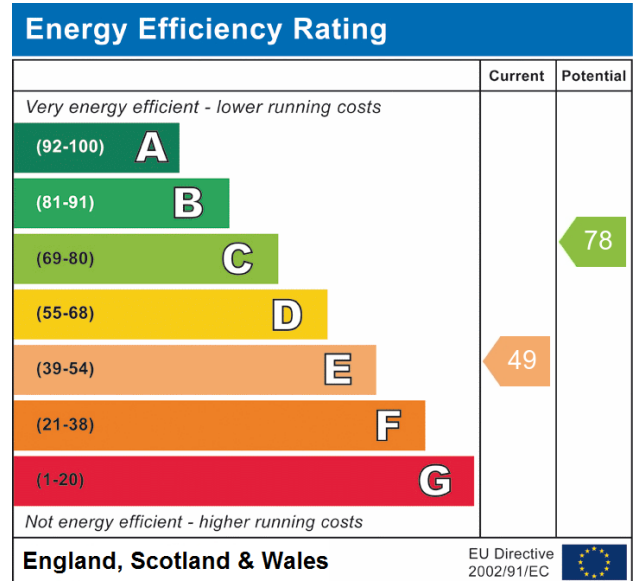
Paved patio area, remainder to lawn with stepping stone path, mature flower and shrub borders including fig, pear apple and cherry trees, water tap, power points and lighting, secluded central area with raised borders, further paved patio area to rear with pergola over, metal storage shed to rear with power and lighting. pond with water feature.



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

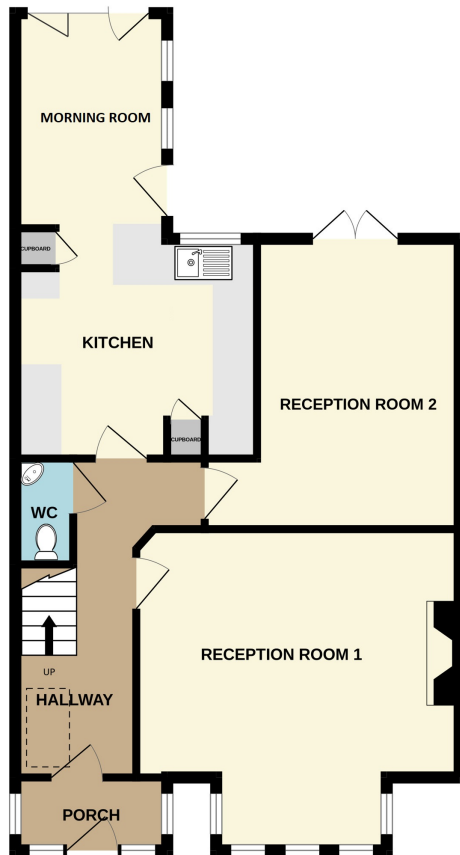
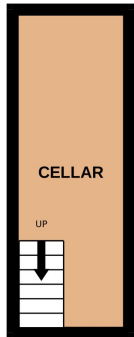
Disclaimer

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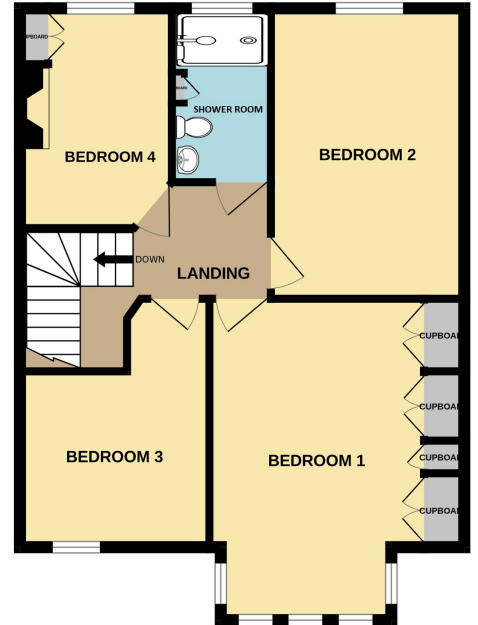
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GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

BASEMENT
50 sq.ft. (4.6 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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