

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Wellesley Road, ILFORD, IG1 4JZ

Freehold

Guide Price £750,000



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Council Tax: Band F
Redbridge

Guide Price £750,000 - £775,000. Payne & Co are pleased to present this charming semi-detached house for sale in the sought-after location of the Commonwealth Estate. The property comprises of five bedrooms, first floor shower room with a separate WC and a ground floor shower room. There are three reception rooms, each with its own charm. The first boasts a bay window to the front, letting in plenty of natural light, while the second offers direct access to the garden, perfect for indoor-outdoor living. The third reception room, also known as the morning room, is ideal for lazy brunches or quiet reading times. The house also features a fitted kitchen, and additional features including a cellar, an enclosed porch, and the convenience of off-street parking. The rear garden is a particular highlight approximately 80ft in length with a decked area and a lawn surrounded by shrub borders. The house is located in a sought-after area with public transport links, Ilford's Elizabeth Line, schools, and local amenities nearby. Valentines Park and Balfour Road Mosque are within proximity, adding to the appeal of the location. The property is also being sold with no onward chain. Please call our sales team for an appointment to view today!

- Sought-after Commonwealth Estate location
- Three reception rooms
- Off street parking
- Cellar
- Side access

- Five well-proportioned bedrooms
- Delightful 80ft rear garden
- Ground floor shower room
- No onward chain
- Proximity to public transport



GROUND FLOOR

- Enclosed Porch
- Hallway
- Cellar: 25' 7" x 5' 11" (7.81m x 1.81m)
- Reception One: 13' 1" x 13' 9" (3.98m x 4.19m)
- Reception Two: 13' 0" x 13' 9" (3.96m x 4.20m)
- Dining Room: 9' 0" x 11' 4" (2.75m x 3.46m)
- Ground Floor Shower/WC



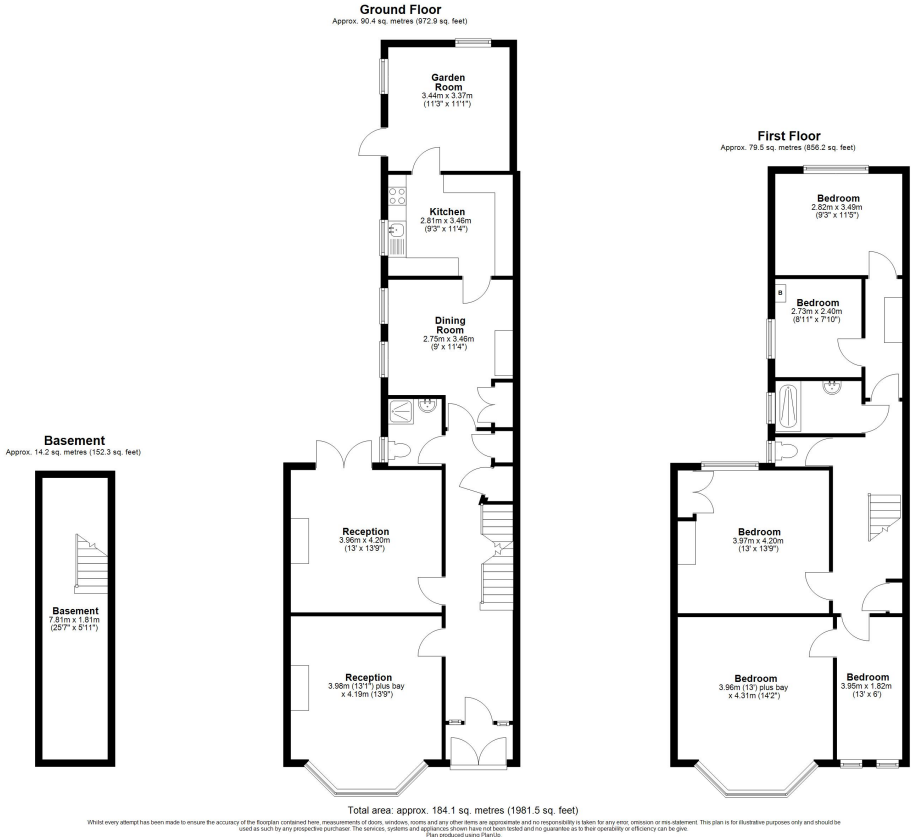
- Kitchen: 9' 3" x 11' 4" (2.75m x 3.46m)
- Garden Room: 11' 3" x 11' 1" (3.44m x 3.37m)

FIRST FLOOR

- Bedroom One: 13' 0" x 14' 2" (3.96m x 4.31m)
- Bedroom Two: 13' 0" x 13' 9" (3.97m x 4.20m)
- Bedroom Three: 9' 3" x 11' 5" (2.82m x 3.49m)
- Bedroom Four: 8' 11" x 7' 10" (2.73m x 2.40m)
- Bedroom Five: 13' 0" x 6' 0" (3.95m x 1.82m)
- First Floor Shower
- First Floor WC

EXTERIOR

- Rear Garden



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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			
(94+)	A	64	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	64	83
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	