



Empress Avenue, ILFORD

Offers in Excess of £950,000

YOUR NEW HOME!! This immaculate condition six-bedroom semi-detached double fronted house situated in the most sought-after location of Ilford, IG1. This dream family home consists of: five double bedrooms, one good size single bedrooms, a family through lounge, extended fitted kitchen with separate utility area, first floor bathroom, and additional three-piece shower suites on ground floor as well as second floor. It also benefits from a paved driveway for three cars, large front porch, cellar, rear garden and a brick-built storage shed with electric supply. Ilford station is only at a 10 minutes' walk. The local amenities offered on Belgrave Road are just moments away. Ilford Shopping Centre and the High Street is also only short walk away and is in close proximity from highly rated local schools and the famous Valentine Park. There is good access to A406, A12 and M11 for commuters.

- SIX BEDROOMS
- THREE RECEPTIONS
- THREE BATHROOMS
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - C

GROUND FLOOR

ENTRANCE

Double glazed door to storm porch with tiled floor, front door to hallway.

HALLWAY

Laminate flooring, radiator, access to cellar, stairs to first floor.

CELLAR

Via wooden stairs, concrete flooring, storage shelves, system boiler water tank.

RECEPTION ONE

Double glazed bay window to front, laminate flooring, radiator, power points.



RECEPTION TWO

Double glazed bay window to front, laminate flooring, radiator, feature fireplace, power points.



RECEPTION THREE

Double glazed window to rear, laminate flooring, radiator, power points.



KITCHEN

Double glazed window to rear, double glazed skylight window, radiator, power points, range of eye and base units with granite worktops, sink with single drainer and mixer tap, integrated electric oven and grill, gas hob, extractor hood, access to ground floor shower/WC, double glazed door to garden.



GROUND FLOOR SHOWER/WC

Double glazed opaque window to rear, tiled floor and walls, radiator, low level flush WC, vanity sink unit with mixer tap, shower cubicle with thermostatically controlled shower, extractor fan.



FIRST FLOOR

LANDING

Stairs to second floor.

BEDROOM ONE

Double glazed bay window to front, further double glazed window to front, radiator, power points, built-in wardrobes.



BEDROOM TWO

Double glazed bay window to front, radiator, power points, built-in wardrobes.



BEDROOM THREE

Double glazed window to rear, radiator, power points.



BEDROOM FOUR

Double glazed window to rear, radiator, power points.



FIRST FLOOR BATHROOM/WC

Double glazed opaque window to rear, tiled floor and walls, towel radiator, panelled bath with mixer tap, shower and screen, low level flush WC, vanity sink unit with mixer tap, extractor fan.



SECOND FLOOR

BEDROOM FIVE

Double glazed window to rear, double glazed skylight window to front, laminate flooring, radiator, power points, storage cupboards.



BEDROOM SIX

Double glazed window to rear, double glazed skylight window to front, laminate flooring, radiator, power points, storage cupboards.



SECOND FLOOR SHOWER/WC

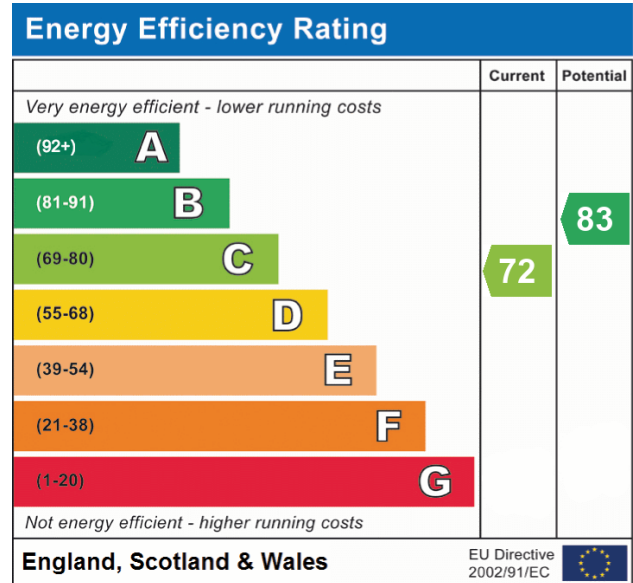
Double glazed skylight window to front, tiled floor and walls, towel radiator, low level flush WC, vanity sink unit with mixer tap, shower cubicle with thermostatically controlled shower, storage unit, extractor fan.



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

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

Empress Avenue, Ilford, IG1 3DE

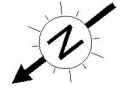
Approx Gross Internal Area = 237 sq m / 2 551 sq ft

Annexe = 23 sq m / 248 sq ft

Driveway = 57 sq m / 614 sq ft

Garden = 52 sq m / 560 sq ft

Total = 396 sq m / 4 263 sq ft



Ref:

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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