



## Stanhope Gardens, ILFORD

£600,000

**BLANK CANVAS!!** This four bedroom, Edwardian, terraced house is located on this popular turning off The Drive in North Ilford and within convenient walking distance to bus routes to Redbridge underground station, Ilford town centre and mainline station with the Elizabeth Line and its major transport links. This property requires basic modernisation and is ready to make into your dream home with further potential to extend to the rear and loft, subject to planning permission. Priced to sell so please call our sales team for your appointment to view.

- NO ONWARD CHAIN
- FOUR BEDROOMS
- TWO RECEPTIONS
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via fully enclosed storm porch, opaque glazed door to hallway.

### RECEPTION ONE

15' 9" to bay x 16' 10" to alcove (4.80m x 5.13m)

Double glazed square bay window to front, double radiator, gas fire with tiled fire surround, power points, coving to ceiling.



### RECEPTION TWO

11' 3" to alcove x 14' 8" (3.43m x 4.47m)

Gas fire with surround, power points, picture rail, coving to ceiling, double glazed double doors to conservatory.



### KITCHEN

11' 3" x 11' 3" (3.43m x 3.43m)

Double glazed picture and casement window to rear, double radiator, range of eye and base units with rolled edge worktops, double electric oven, gas hob, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, door to utility room.



### UTILITY ROOM

7' x 8' (2.13m x 2.44m)

Picture and casement window to side, range of base units, plumbing for washing machine, double glazed opaque door to garden.



### GROUND FLOOR WC

Picture and casement window to rear, low level flush WC, hand wash basin, tiled splashbacks.

## FIRST FLOOR

### BEDROOM ONE

13' 1" to alcove x 17' to bay (3.99m x 5.18m)

Double glazed square bay window to front, double radiator, power points, cupboard to alcove.



### BEDROOM TWO

9' 7" to alcove x 13' 4" (2.92m x 4.06m)

Double glazed picture and casement window to rear, power points, cupboard to alcove.



**BEDROOM THREE**

9' 8" to alcove x 10' 3" (2.95m x 3.12m)

Double glazed picture and casement window to front, power points, fitted cupboard.



**BEDROOM FOUR**

8' x 11' 4" (2.44m x 3.45m)

Double glazed picture and casement window to rear, power points, wall mounted boiler.



**FIRST FLOOR BATHROOM/WC**

Double glazed opaque picture and casement window to rear, tiled walls, single radiator, close coupled WC, vanity sink unit with mixer tap, panelled spa bath, access to loft.



**EXTERIOR**

**FRONT GARDEN**

Brick paved providing off street parking for two cars.

**REAR GARDEN**

50' with patio area, remainder to lawn.



**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 £150 from the company we recommend.

**EPC**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### ***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.



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.