

Westbury Road, ILFORD

NORTH ILFORD LOCATION!! This extended, three bedroom, terraced house is located in this quiet turning in North Ilford between Wanstead Park Road and Northbrook Road and within comfortable walking distance to Valentines Park, Ilford town centre and mainline station with its Elizabeth Line transport links. Benefits include double glazing, gas central heating, through lounge, extended kitchen, ground floor bathroom/WC and three first floor bedrooms. There is potential for further development and off street parking, subject to dropping the kerb. Priced to sell so please call our sales team for an appointment to view.

Offers Over £415,000

- THREE BEDROOMS
- GROUND FLOOR BATHROOM/WC
- 46' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - C

GROUND FLOOR

ENTRANCE

Via front door with double glazed fanlight leading to hallway.

HALLWAY

Laminate flooring, double radiator, cupboard under stairs.



GROUND FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, double radiator, close coupled WC, vanity sink unit with mixer tap, panelled bath with shower screen and thermostatically controlled shower over, extractor fan.



THROUGH LOUNGE

11' 1" to alcove, narrowing to 9' 11" x 22' 7" (3.38m x 6.88m)
Double glazed picture and casement window to front, two double radiators, fire surround, power points, coving to ceiling.



KITCHEN

5' 10" x 12' 7" (1.78m x 3.84m)
Double glazed picture and casement window to rear, tiled floor, part tiled walls, range of eye and base units with rolled edge worktops, electric oven and hob, extractor hood, stainless steel sink with single drainer and mixer tap, washing machine, built-in freezer, plumbing for dishwasher, cupboard housing wall mounted boiler, double glazed door to garden.



FIRST FLOOR

LANDING

Open balustrade staircase, access to loft.

BEDROOM ONE

11' narrowing 9' 5" x 17' 1" to alcove (3.35m x 5.21m)
Two double glazed picture and casement windows to front, two double radiators, power points.



BEDROOM TWO

8' 3" x 11' 1" (2.51m x 3.38m)
Double glazed picture and casement window to rear, double radiator, power points.



BEDROOM THREE

7' 5" x 8' 7" (2.26m x 2.62m)
Double glazed picture and casement window to rear, double radiator, power points.



EXTERIOR

REAR GARDEN


46' with patio area, water tap, sensor light, mature shrub and flower borders with path.



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)	A		
(81-91)	B		90
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

What's Next?

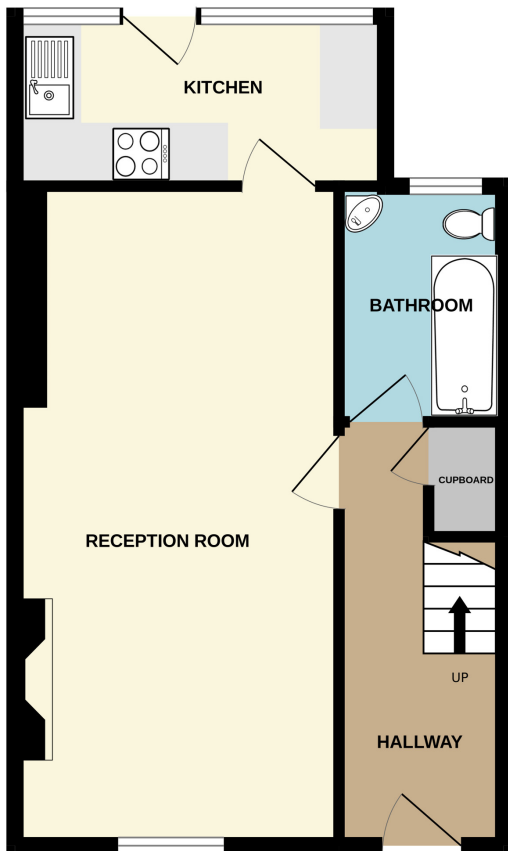
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

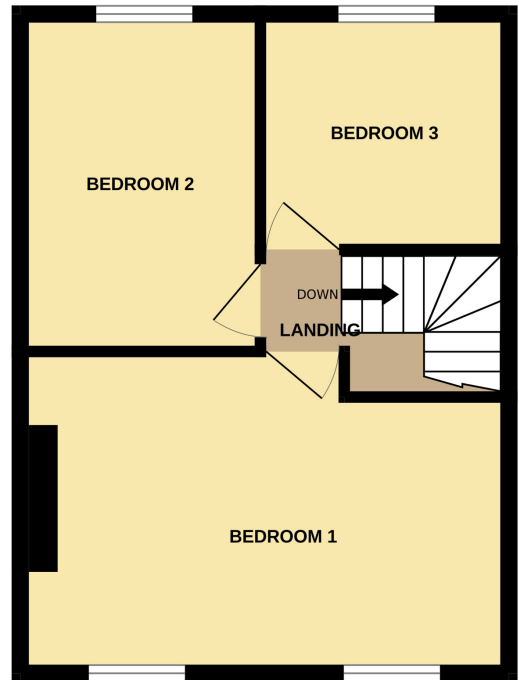
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GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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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