



## Balfour Road, Ilford

£600,000

WHAT A STUNNER!! This well presented, three bedroom terraced house benefits from double glazing, gas central heating, two receptions, kitchen diner, three first floor bedrooms, modern family bathroom/WC, off street parking and an easy maintenance rear garden with summer house. The property has been refurbished to a high standard and is well located for local schools, Valentines Park, Ilford town centre and mainline station with its Elizabeth Line transport links. Please call our sales team for your appointment to view.

- THREE BEDROOMS
- OFF STREET PARKING
- 49' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - E

## GROUND FLOOR

### ENTRANCE

Via double glazed fully enclosed storm porch, tiled floor, LED spotlights to ceiling, double glazed internal door with frosted side and fanlight leading to hallway.

### HALLWAY

Parquet flooring, radiator, power points, dado rail, coving to ceiling, ceiling rose, Nest thermostat control.



### RECEPTION ONE

11' 11" x 14' 4" (3.63m x 4.37m)

Double glazed sash square bay window to front with plantation blinds, radiator, open cast fireplace with tiled inset, power points, coving to ceiling, ceiling rose.



### RECEPTION TWO

9' 8" x 11' 11" (2.95m x 3.63m)

Double radiator, gas fire with surround, power points, shelving units to alcove, dado rail, picture rail, coving to ceiling, ceiling rose, double glazed double doors with casement fanlights leading to garden.



### KITCHEN DINER

7' 6" narrowing to 7' x 26' 3" (2.29m x 8.00m)

Double glazed picture and casement window and double glazed oriel bay window to side, tiled floor, vertical radiator, range of eye and base units with rolled edge worktops, recess for American style fridge freezer, dual fuel range cooker to recess, tiled splashback, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, wall mounted boiler, LED spotlights to ceiling, double glazed bay window to rear with integral patio doors to garden.



## FIRST FLOOR

### LANDING

Open balustrade staircase, power points, dado rail, access to loft.

### BEDROOM ONE

10' 6" to chimney breast x 14' 4" (3.20m x 4.37m)

Double glazed sash square bay window to front with plantation blinds, radiator, power points, coving to ceiling, full height fitted wardrobes.



## BEDROOM TWO

10' 6" to chimney breast x 11' 11" (3.20m x 3.63m)  
Double glazed picture and casement window to rear with plantation blind, double radiator, power points, fitted wardrobes to alcoves.



## BEDROOM THREE/DRESSING ROOM

6' maximum x 7' 11" (1.83m x 2.41m)  
Double glazed sash window to front with plantation blind, radiator, power points, full height fitted wardrobes.



## FIRST FLOOR BATHROOM/WC

Double glazed casement window to rear, tiled floor and walls, towel radiator, close coupled WC, vanity sink unit with mixer tap, mirrored wall unit, panelled shower/bath with mixer tap and thermostatically controlled shower over, LED spotlights to ceiling, extractor fan.



## EXTERIOR

### FRONT GARDEN

Providing off street parking.

## REAR GARDEN

Approximately 49' with decked veranda, steps down to artificial lawn area, water tap, lighting and power points, raised flower borders, raised rear patio with summer house.



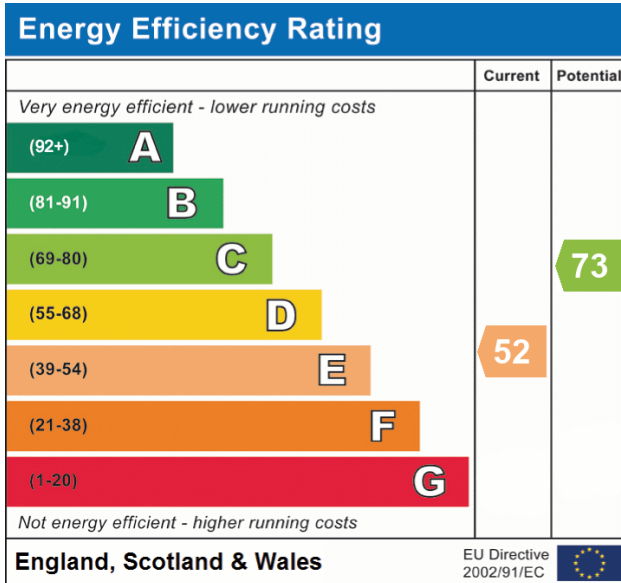
## SUMMER HOUSE

Double glazed leaded light picture and casement window to front, range of eye and base units, power points, lighting, leaded light door to garden.



## 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.



### What's Next?

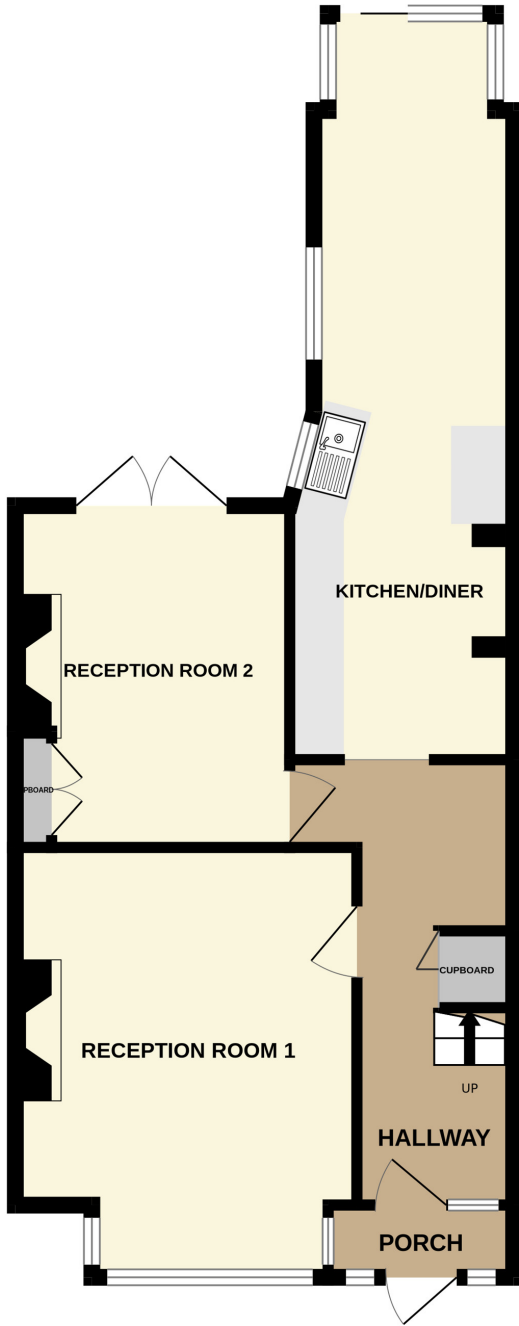
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

### Disclaimer

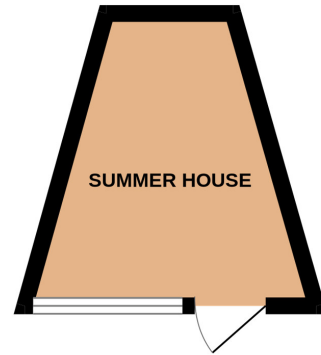
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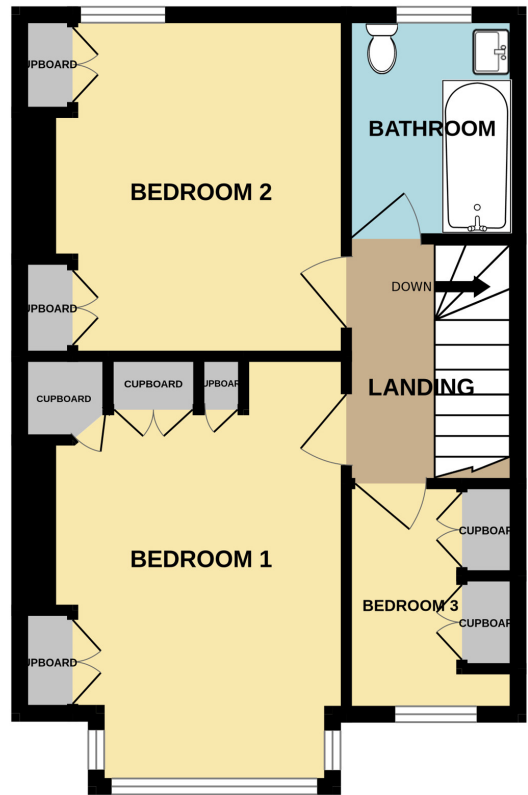
GROUND FLOOR



SUMMER HOUSE



1ST FLOOR



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