



Wanstead Park Road, ILFORD

Offers in Region of £585,000

NO ONWARD CHAIN!! This spacious three bedroom terraced house would make an ideal family home. It boasts many original features and offers further potential to extend to the rear and loft subject to planning permission to make it an even larger home. Benefitting from a spacious hallway, two large light filled reception rooms with galley kitchen and storage to the ground floor, leading onto a large decked veranda, overlooking a mature garden. There is an outside WC and steps leading down to the main garden. The first floor has three large double bedrooms, with a family bathroom and an additional WC. The property has gas central heating, carpeting and double glazing throughout. There is a porch, the added benefit of off street parking and importantly, is situated in the catchment area for both Highlands Primary (Outstanding Ofsted) and Wanstead High School (Good Ofsted) The house is close to a useful parade of shops and Wanstead Park is within walking distance. It is also perfectly located for Ilford Town Centre, Redbride Underground station and Ilford Station with the Elizabeth Line link.

- THREE BEDROOMS
- TWO RECEPTIONS
- OFF STREET PARKING
- COUNCIL TAX - BAND D
- FREEHOLD
- EPC - D

GROUND FLOOR

ENTRANCE

Via fully enclosed storm porch, opaque double doors leading to hall, matching side and fan lights, radiator, coving to ceiling.



RECEPTION ONE

14' 2" to alcove x 16' 0" to bay (4.32m x 4.88m)

Double glazed bay window to front, open cast fireplace with tiled inset, wooden mantel, double radiator, power points., picture rail, coving to ceiling, ceiling rose.



RECEPTION TWO

13' 2" to alcove x 12' 8" (4.01m x 3.86m)

Double glazed patio doors leading to decked area, power points, radiator with cover, coving to ceiling.



KITCHEN

9' 3" x 9' 3" (2.82m x 2.82m)

Double glazed opaque door to garden, range of eye and base units, rolled edge worktop, gas hob, extractor hood, stainless steel sink with drainer, double electric oven, plumbing for washing machine.



FIRST FLOOR

LANDING

Open balustrade staircase.

WC

Double glazed opaque window to rear, close coupled WC, part tiled walls.

SHOWER ROOM

Double glazed opaque window to rear, double radiator, bidet, close coupled WC, pedestal basin with mixer taps, shower cubical, thermostatically controlled shower over, loft access.



BEDROOM ONE

18' 0" to bay x 13' 7" to alcove (5.49m x 4.14m)
 Double glazed window to front, double radiator, power points, open cast fireplace with tiled inset, cupboard to alcove, picture rail.



BEDROOM TWO

13' 6" to alcove x 10' 7" (4.11m x 3.23m)
 Picture and casement window to rear, single radiator, power points, cupboard to alcove, picture rail, open cast fireplace.



BEDROOM THREE

10' 10" x 9' 2" (3.30m x 2.79m)
 Double glazed oriel bay window to front, power points, fitted cupboard.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

Large decked veranda with balustrade, outside WC with hand wash basin, steps leading down to the main garden, mature shrubs, plants, trees, mainly laid 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 £300 from the company we recommend.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

What's Next?

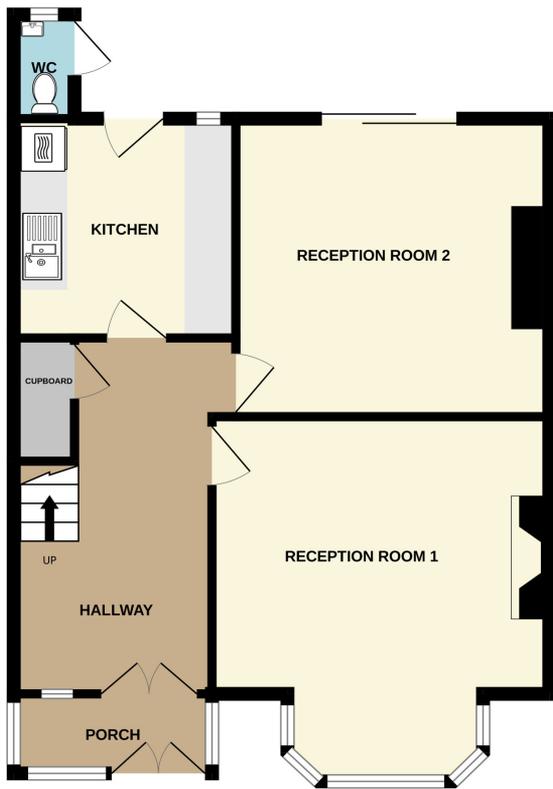
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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