

PAYNE & Co

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Pembroke Road, SEVEN KINGS, IG3 8PG

Freehold

Guide Price £525,000



Council Tax: Band C  
Redbridge

Guide Price £525,000 - £550,000 - New to market is this charming three-bedroom terraced house. The property boasts three well-proportioned reception rooms, fitted kitchen, three bedrooms, first floor bathroom, off-street parking and a rear garden. . This home is ideally located, benefiting from excellent public transport links, close proximity to local schools, and easy access to local amenities. Moreover, it's situated near several parks, making it perfect for those who appreciate outdoor activities. The property is set in a sought-after location, offering a perfect blend of convenience and tranquillity. Whether you're a first-time buyer or looking for a new family home, this property presents a fantastic opportunity. It's a place where comfort meets functionality, ready to welcome its new owners.

- Three bedrooms
- Three reception rooms
- Sought after location
- First floor bathroom
- Potential to Extend (Subject to planning approval)
- Off-street parking





GROUND FLOOR

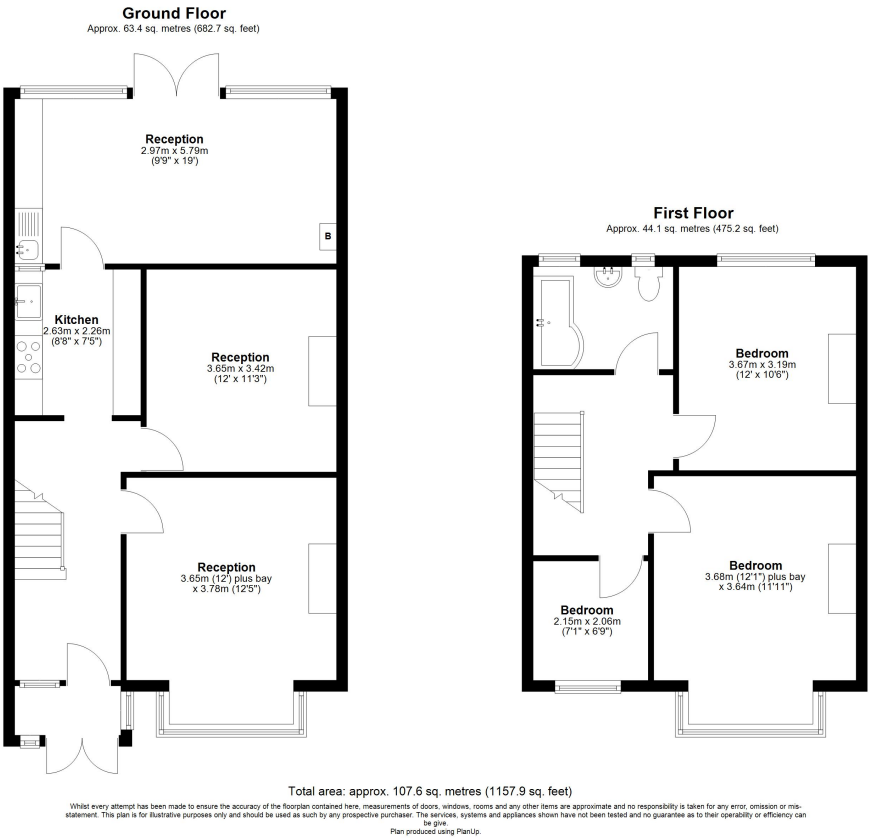
Enclosed Porch  
Hallway  
Reception One: 12' 5" x 12' plus bay (3.78m x 3.66m)  
Reception Two:  
Reception Three: 19' x 9' 9" (5.79m x 2.97m)  
Kitchen: 7' 5" x 8' 8" (2.26m x 2.64m)

FIRST FLOOR

Bedroom One: 11' 11" x 12' 1" (3.63m x 3.68m)  
Bedroom Two: 10' 6" x 12' (3.20m x 3.66m)  
Bedroom Three: 6' 9" x 7' 1" (2.06m x 2.16m)  
First Floor Bathroom/WC

EXTERIOR

Rear Garden



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151 Cranbrook Road, Ilford, IG1 4TA

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit "terms and conditions" on our website.

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