



Empress Avenue, ILFORD

Offers in Excess of £600,000

Payne & Co are pleased to offer this terraced property for sale in North Ilford, off The Drive, within convenient walking distance (0.5 miles) to Ilford's station - Elizabeth Line. The property offers six bedrooms, two bathrooms, and a fitted kitchen. An added feature is the three reception rooms, providing ample space for entertainment or relaxation. This home is also chain-free. Please call our sales team for an appointment to view today.

- SIX BEDROOMS
- THREE RECEPTIONS
- TWO BATHROOMS
- FREEHOLD
- EPC - D
- COUNCIL TAX - BAND C

GROUND FLOOR

ENTRANCE

Via main front door to hallway.

HALLWAY

Stairs to first floor, cupboard under stairs.

RECEPTION ONE

11' 3" x 11' 7" (3.43m x 3.53m)

Double glazed bay window to front, laminate style flooring.



RECEPTION TWO

9' 7" x 10' 3" (2.92m x 3.12m)

Double glazed window to rear, laminate style flooring, radiator.



DINING ROOM

9' 10" x 10' 11" (3.00m x 3.33m)

Double glazed window to side, laminate style flooring, radiator.



KITCHEN

6' 4" x 10' (1.93m x 3.05m)

Double glazed window to side, range of eye and base units, tiled splashback, space for single oven, gas hob, extractor hood, sink with single drainer and mixer tap.



GROUND FLOOR BATHROOM/WC

Window to rear, tiled floor and walls, panelled bath, vanity sink unit, low flush WC.



GROUND FLOOR WC

Window to side, low flush WC.

FIRST FLOOR

SPLIT LEVEL LANDING



BEDROOM ONE

8' 9" x 11' 1" (2.67m x 3.38m)

Double glazed window, laminate style flooring, radiator.



BEDROOM TWO

9' 6" x 10' 7" (2.90m x 3.23m)

Double glazed window, laminate style flooring, radiator.



BEDROOM THREE

10' x 11' 2" (3.05m x 3.40m)

Double glazed window, laminate style flooring, radiator.



BEDROOM FOUR

5' 9" x 11' 2" (1.75m x 3.40m)

Double glazed window, laminate style flooring, radiator.



SECOND FLOOR

BEDROOM FIVE

11' 7" x 13' 8" (3.53m x 4.17m)

Skylight window to front, laminate flooring.



BEDROOM SIX

9' 7" x 10' 1" (2.92m x 3.07m)

Double glazed window to rear, laminate style flooring, radiator.



SECOND FLOOR SHOWER/WC

Double glazed window to rear, tiled floor and walls, shower cubicle, vanity sink unit, low flush WC.



EXTERIOR

FRONT GARDEN

Providing off street parking.



REAR GARDEN

Hard standing.



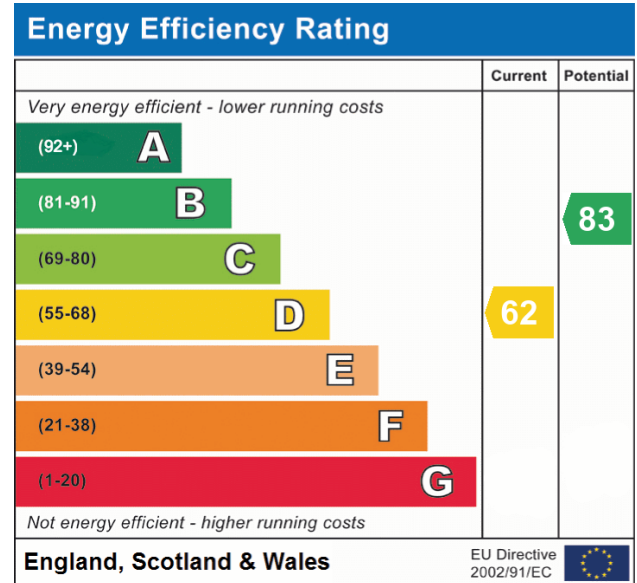
PLEASE NOTE

We understand from the vendor that the property has Japanese Knotweed and we await confirmation of any treatment plan in place.

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



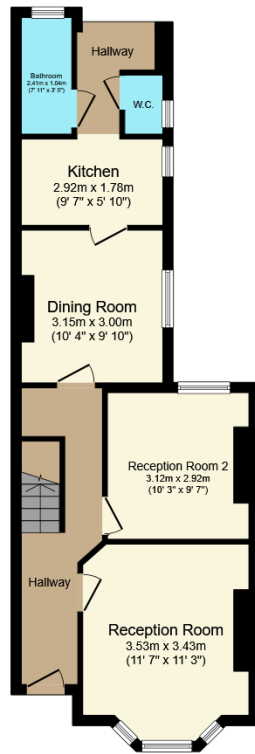
What's Next?

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

Disclaimer

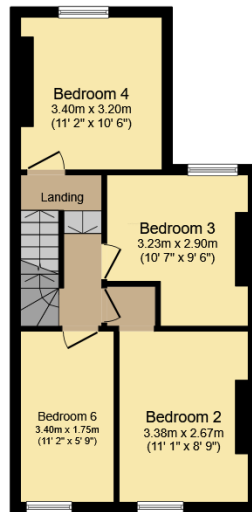
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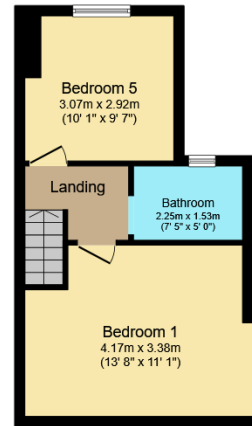
Ground Floor

Floor area 53.4 m² (574 sq.ft.)



First Floor

Floor area 41.2 m² (444 sq.ft.)



Second Floor

Floor area 33.1 m² (356 sq.ft.)

TOTAL: 127.7 m² (1,374 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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