



Endsleigh Gardens, ILFORD

Guide Price £750,00 - £775,000. Payne & Co are pleased to offer for sale is this terraced house, located off The Drive, and conveniently located for Valentines Park and Ilford's Elizabeth line. This double-fronted property comes with the benefit of no onward chain and off-street parking, adding to its appeal. The house boasts four bedrooms, two of which have en-suite shower rooms and feature built-in wardrobes, providing storage. The remaining bedrooms offer the opportunity for a personal touch, making this property not only suitable for families but also a great investment. There is one bathroom located on the first floor, ensuring convenience for all occupants. The property also has a fitted kitchen, complemented by a utility room and ground-floor WC, perfect for busy households. Further enhancing the living space are two reception rooms, providing ample space for relaxation or entertaining guests. Please call our sales team for an appointment to view!

Guide Price £750,000

- FOUR BEDROOMS
- TWO RECEPTIONS
- THREE BATHROOMS
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via double doors to double glazed porch with tiled floor, internal door to hallway.

HALLWAY

Laminate flooring, radiator, coving to ceiling, access to cellar, stairs to first floor, double glazed door to rear garden.

CELLAR

Housing gas and electric meters.

RECEPTION ONE



12' narrowing to 11' x 26' 6" to bay (3.66m x 8.08m)

Double glazed bay window to front, laminate flooring, two radiators, feature fireplace, coving to ceiling, French doors to rear garden.

RECEPTION TWO



12' x 17' to bay (3.66m x 5.18m)

Double glazed bay window to front, laminate flooring, radiator, feature fireplace, coving to ceiling, ceiling rose.

KITCHEN



10' x 12' (3.05m x 3.66m)

Double glazed window to rear, tiled floor, range of eye and base units, stainless steel sink, plumbing for washing machine, double oven, five ring gas hob, extractor hood, central heating boiler, access to utility room.

UTILITY ROOM

7' x 8' 9" (2.13m x 2.67m)

Double glazed window to side, double glazed door to rear garden, tiled floor, built-in storage cupboards, access to ground floor WC.

GROUND FLOOR WC

Double glazed window to side, low flush WC, pedestal wash basin.

FIRST FLOOR

LANDING

Double glazed window to rear, access to loft.

BEDROOM ONE



14' maximum x 15' to bay (4.27m x 4.57m)

Double glazed bay window to front, radiator, fitted wardrobes.

EN-SUITE SHOWER/WC



Double glazed window to front, tiled floor and walls, large shower cubicle, low flush WC, pedestal wash basin.

BEDROOM TWO



10' 5" to fitted wardrobes x 13' to bay (3.17m x 3.96m)
Double glazed bay window to front, radiator, fitted wardrobes.

EN-SUITE SHOWER/WC



Tiled floor and walls, shower cubicle, hand wash basin, extractor fan.

BEDROOM THREE



11' x 11' (3.35m x 3.35m)
Double glazed window to rear, radiator.

BEDROOM FOUR



6' 4" x 10' 10" (1.93m x 3.30m)
Double glazed window to rear, radiator.

FIRST FLOOR FAMILY BATHROOM/WC



Double glazed window to rear, tiled floor and walls, chrome towel radiator, low flush WC, pedestal wash basin, panelled bath, extractor fan.

EXTERIOR

FRONT GARDEN

Block paved providing off street parking.

REAR GARDEN



Approximately 50' with patio area, artificial lawn, water tap.

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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AGENTS NOTE

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.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(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	



Ground Floor



First Floor

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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