



## Wanstead Lane, ILFORD

Guide Price: £1,000,000 - £1,100,000. Payne & Co are pleased to offer for sale an immaculate terraced property offering ample space with four reception rooms, one of which is currently utilised as a bedroom with its own shower room, four first floor bedrooms, two second floor bedrooms, three bathrooms and a beautiful kitchen. The kitchen is a highlight of the property, bathed in natural light with a designated dining space and bi-fold doors leading to the garden. Adding to the appeal, the ground floor also has a separate toilet for convenience. The dining room also boasts bi-fold doors providing a seamless transition to the outdoors. The property benefits from off-street parking and is ideally located near schools and Redbridge Station. This property is a perfect blend of comfort and convenience and is waiting for its new owners.

## Guide Price £1,000,000

- SIX/SEVEN BEDROOMS
- THREE BATHROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND F
- EPC - C

## GROUND FLOOR

### ENTRANCE

Via steps to main front door leading to porch area with access to reception two which is currently being used as a bedroom, part glazed double doors to main hallway.

### BEDROOM SEVEN

21' x 7' 10" (6.40m x 2.39m)

Double glazed leaded light window to front, laminate flooring, radiator, door to en-suite shower/WC.

### EN-SUITE SHOWER/WC

Tiled walls, inset spotlights, tiled double shower unit with sliding doors, low flush push button WC, vanity wash basin.

### MAIN HALLWAY

Radiator, dado rail, inset spotlights, under stairs storage cupboard, stairs to first floor, bannister with glazed inset.



### GROUND FLOOR WC

Tiled floor and walls, push button low flush WC, corner vanity wash basin.



### LIVING ROOM

13' 6" x 13' 5" (4.11m x 4.09m)

Double glazed seven light bay window to front, laminate style flooring, two radiators, custom built ceiling with inset spotlights, bi-fold doors to dining room.



### DINING ROOM

18' 1" x 11' 11" (5.51m x 3.63m)

Double glazed bi-fold doors with inset blinds, laminate style flooring, radiator, custom built ceiling with inset spotlights, air conditioning unit, open to kitchen diner.



### RECEPTION THREE

12' 3" x 7' 10" (3.73m x 2.39m)

### KITCHEN DINER

14' 2" x 17' 2" (4.32m x 5.23m)

Double glazed windows to rear, vaulted ceiling with three skylight windows, tiled floor, three radiators, range of fitted gloss base and eye level units with contrasting granite work surfaces, fittings for range style gas cooker, Bosch extractor fan, stainless steel sink with mixer tap, space for fridge freezer, inset spotlights, air conditioning unit, Main Baxi boiler with Tempest water tank, bi-folding doors to side with integrated blinds.



### UTILITY AREA

5' 9" x 6' 10" (1.75m x 2.08m)

Tiled floor, plumbing for washing machine.

## FIRST FLOOR

### LANDING

### BEDROOM ONE



16' 7" x 12' 11" (5.05m x 3.94m)

Double glazed seven light bay window to front, laminate style flooring, shaped radiator, inset spotlights, fittings for wall lights, air conditioning unit, fitted wardrobes.

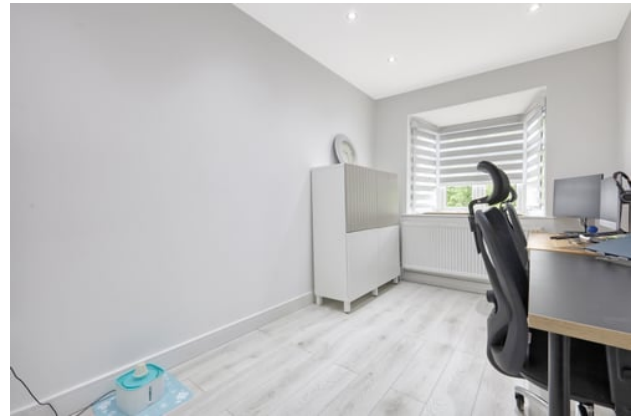
### BEDROOM TWO

13' 5" x 20' 4" (4.09m x 6.20m)

Two double glazed windows to rear, radiator, inset spotlights, fittings for wall lights, air conditioning unit, fitted wardrobes.



### BEDROOM THREE



13' 3" x 7' 9" (4.04m x 2.36m)

Double glazed bay window to front, laminate style flooring, radiator, inset spotlights, air conditioning unit.

### BEDROOM FOUR

7' 1" x 7' 2" (2.16m x 2.18m)

Oriel bay window to front, laminate flooring, radiator, inset spotlights.

### FIRST FLOOR BATHROOM/WC

6' 9" x 13' 7" (2.06m x 4.14m)

tiled panelled bath with mixer tap and shower attachment, push button low flush WC, walk-in shower with inset spotlights, double vanity wash basin, anti mist mirrored cabinets with touch light.



### SECOND FLOOR

#### LANDING

Stairs to second floor, LED lighting.

### BEDROOM FIVE

12' 4" x 13' 11" (3.76m x 4.24m)

Double glazed doors to Juliet balcony, inset spotlights, laminate flooring, radiator, air conditioning unit, range of fitted wardrobes.



### BEDROOM SIX

9' 9" x 16' 2" (2.97m x 4.93m)

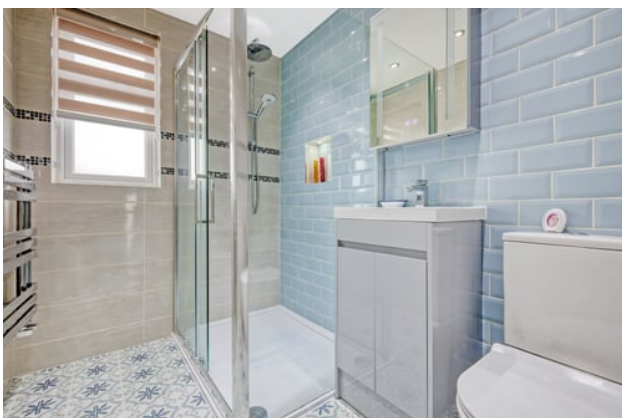
Two double glazed skylight windows to front, laminate style flooring, radiator, inset spotlights, fitted wardrobes, storage to eaves.



### SECOND FLOOR SHOWER/WC

5' 5" x 7' 7" (1.65m x 2.31m)

Frosted double glazed window to rear, tiled walls, chrome towel radiator, walk-in shower with sliding door, push button low flush WC, vanity wash basin with mixer tap, anti mist mirrored cabinets with touch light, chrome spotlights, extractor fan.



### EXTERIOR

#### FRONT GARDEN

Block paved providing off street parking for one car, gas meter, shingled planting area.

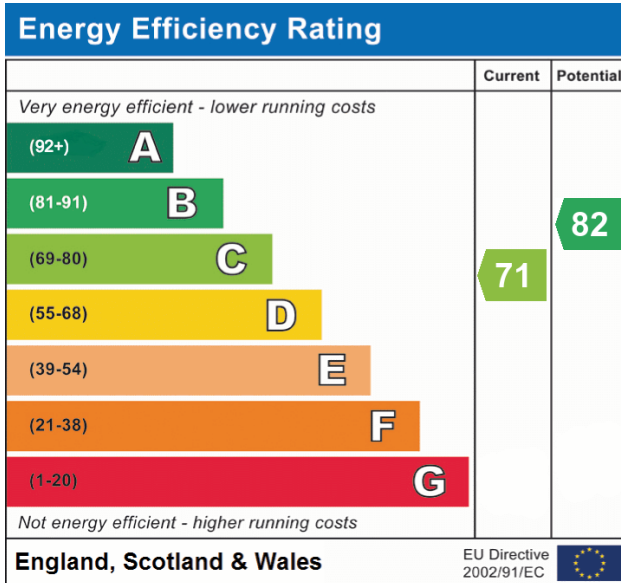
### REAR GARDEN

Decked patio area, remainder to lawn, shingle rear section, water tap, fittings for outside light.



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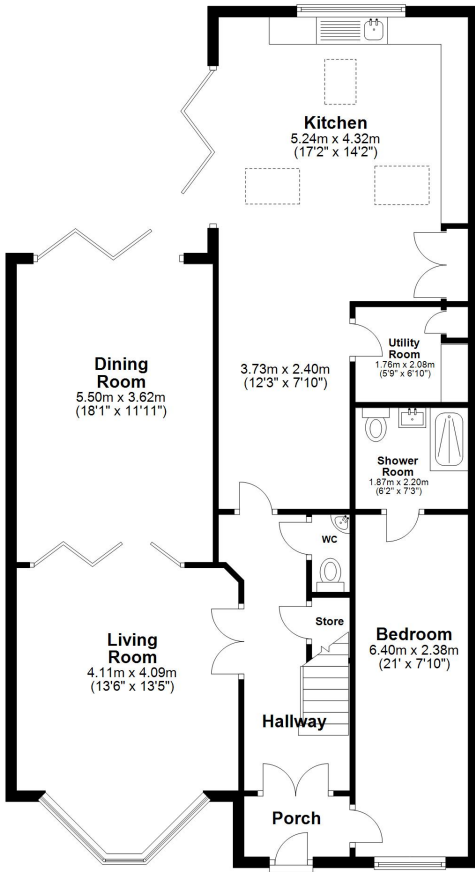
**What's Next?**

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

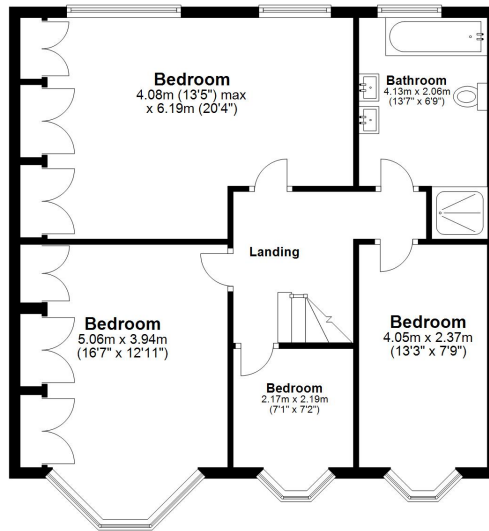
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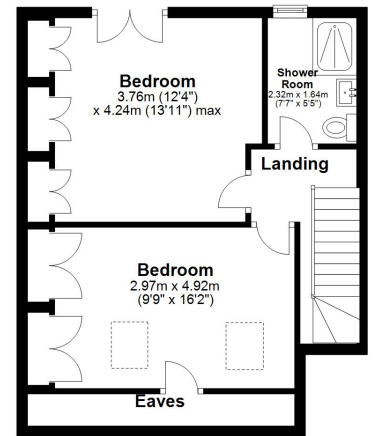
**Ground Floor**  
Approx. 108.0 sq. metres (1162.3 sq. feet)



**First Floor**  
Approx. 71.2 sq. metres (766.1 sq. feet)



**Second Floor**  
Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 222.7 sq. metres (2397.1 sq. feet)  
**Wanstead Lane**