



Warwick Gardens, ILFORD

WELCOME HOME!! Guide Price: £850,000 - £900,000. Payne & Co are pleased to present for sale, this charming end of terrace property nestled in the sought-after Commonwealth Estate, close to Valentines Park and the convenient Elizabeth Line. This home is ideal for families seeking a comfortable and spacious living environment. The property boasts four good sized bedrooms, providing ample space for a growing family. Two bathrooms are available, one on the first floor for convenience and a ground floor shower room, perfect for guest use or busy mornings. The house features a capacious kitchen, extended for extra room, with an incorporated dining space for family meals. A utility room is included, offering practicality and extra storage space. Three well-appointed reception rooms are also available, perfect for entertaining guests or creating separate relaxation areas for family members. One of the unique features of this property is the loft room which provides additional space for a variety of uses, be it an office, a playroom or extra storage. The property also benefits from side access to the garden, providing a private outdoor space for relaxation or children's playtime. This home combines comfort, space, and a fantastic location, offering a perfect setting for a family home.

Guide Price £850,000

- FOUR BEDROOMS
- LOFT ROOM
- THREE RECEPTIONS
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed bevelled light front door to fully enclosed storm porch with opaque side and fanlights.

HALLWAY

Laminate flooring, radiator, door to cellar.



RECEPTION ONE

Double glazed square bay window to front, laminate flooring, three radiators, surround sound speakers, power points, wall light points, spotlights to ceiling, coving to ceiling.



RECEPTION TWO

Laminate flooring, radiator, surround sound speakers to ceiling, power points, wall light points, coving to ceiling, open to kitchen diner.



KITCHEN DINER

Double glazed picture and casement window to rear, two skylight windows, tiled floor with underfloor heating, two radiators, range of eye and base units, five range gas hob, tiled splashback, extractor hood, integrated double oven and microwave, stainless steel sink with single drainer and mixer tap, integrated dishwasher, plumbing for fridge freezer, wall light points, spotlights to ceiling, double glazed double doors to garden.



RECEPTION THREE

Skylight window, laminate flooring, radiator, power points, spotlights to ceiling, door to utility room.



UTILITY ROOM

Skylight window, part tiled walls, tiled floor with underfloor heating, range of eye and base units, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, wall mounted combination boiler, door to ground floor WC.



GROUND FLOOR SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, radiator, combined WC and vanity sink unit with mixer tap, wall mirror, walk-in shower with thermostatically controlled shower over, spotlights to ceiling, extractor fan.



FIRST FLOOR

LANDING

Open balustrade staircase, power points.

FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor with underfloor heating, tiled walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, wall mirror, panelled bath with mixer tap and thermostatically controlled shower over, spotlights to ceiling.



BEDROOM ONE

Double glazed square bay window to front, radiator, power points, coving to ceiling.



BEDROOM TWO

Double glazed picture and casement window to rear, radiator, power points, coving to ceiling.



BEDROOM THREE

Double glazed picture and casement window to front, radiator, power points, coving to ceiling.



BEDROOM FOUR

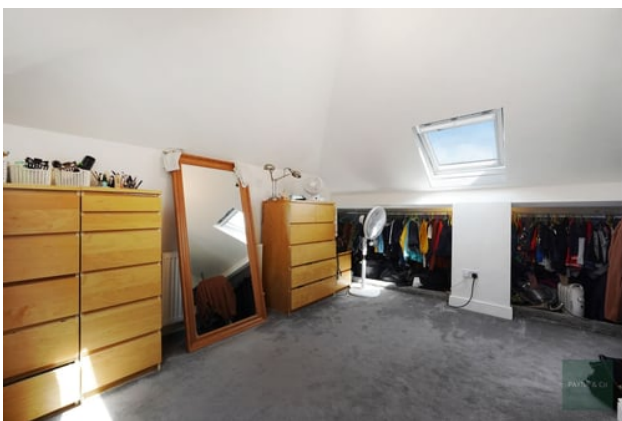
Double glazed picture and casement window to rear, radiator, power points, coving to ceiling.



SECOND FLOOR

LOFT ROOM

Double glazed Velux windows to front and rear, radiator, power points, storage to eaves.



EXTERIOR

FRONT GARDEN

Pedestrian side access to rear, water tap.

REAR GARDEN


Paved patio area, steps down to path, remainder to artificial lawn area, water tap, outside power points, timber shed



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	57	
(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 

What's Next?

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

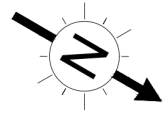
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Warwick Gardens, Ilford, IG1 4LE

Approx Gross Internal Area = 233.15 sq m / 2510 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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