



The Drive, ILFORD

NORTH ILFORD LOCATION!! This wonderful, four bedroom, end of terrace family home is offered with no onward chain. Benefits include double glazing, gas central heating, off street parking, integral garage, 60' rear garden, two large receptions, kitchen diner to the rear, ground floor WC, four good size bedrooms, first floor bathroom and separate WC. Conveniently located for primary schools, major bus routes to Redbridge underground station, Ilford town centre and mainline station with its Elizabeth Line transport links, this property is priced to sell so please call our sales team for an appointment to view.

Offers in Excess of £750,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- TWO RECEPTIONS
- FREEHOLD
- COUNCIL TAX - BAND F
- EPC - E

GROUND FLOOR

ENTRANCE

Via double glazed fully enclosed storm porch, tiled floor, double glazed leaded light opaque internal door with coloured and leaded fanlight leading to hallway.

HALLWAY

Double radiator, cupboard under stairs, stairs to first floor via dog-leg landing.



RECEPTION ONE

14' 2" to alcove x 15' 7" to bay (4.32m x 4.75m)

Double glazed coloured and leaded light bay window to front, single radiator, gas coal effect fire with surround, power points, wall light points, picture rail, coving to ceiling.



RECEPTION TWO

12' 3" to alcove x 16' 7" (3.73m x 5.05m)

Double radiator, fire surround, power points, double glazed leaded light patio door with matching side and fanlight leading to garden.



KITCHEN DINER

9' x 18' (2.74m x 5.49m)

Double glazed leaded light picture and casement window to rear and further picture window to flank, tiled walls, double radiator, range of eye and base units with rolled edge worktops, electric cooker point, extractor hood, one and a quarter bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine, cupboard housing wall mounted boiler, double glazed leaded light door to conservatory.



CONSERVATORY

3' 3" x 11' 6" (0.99m x 3.51m)

Picture and casement window to rear, door to ground floor WC, double glazed door to garden.



GROUND FLOOR WC

Low level flush WC.

FIRST FLOOR

SPLIT LEVEL LANDING

Open balustrade staircase, access to loft.

BEDROOM ONE

10' 7" to wardrobes x 16' to bay (3.23m x 4.88m)

Double glazed leaded light bay window to front, double radiator, power points, fitted wardrobe with vanity sink and mixer tap.



BEDROOM TWO

12' 9" x 13' 1" (3.89m x 3.99m)

Two double glazed leaded light picture and casement windows to rear, double radiator, power points, vanity sink unit with mixer tap.



BEDROOM THREE

8' 1" x 15' 6" (2.46m x 4.72m)

Double glazed coloured and leaded light picture and casement window to front, double glazed leaded light picture and casement window to rear, double radiator, vanity sink unit, fitted wardrobe with overhead storage.



BEDROOM FOUR

8' 5" x 8' 7" (2.57m x 2.62m)

Double glazed coloured and leaded light picture and casement window to front, single radiator, power points, picture rail.



FIRST FLOOR WC

Double glazed opaque leaded light picture and casement window to rear, tiled walls, close coupled WC.

FIRST FLOOR BATHROOM

Double glazed opaque leaded light picture and casement window to rear, chrome towel radiator, pedestal basin with mixer tap, bidet, panelled bath with grab rails, mixer tap, shower attachment and electric shower over, storage cupboard.



EXTERIOR

FRONT GARDEN

Own drive to integral garage, pedestrian side access.

INTEGRAL GARAGE

Via cantilever door.

REAR GARDEN

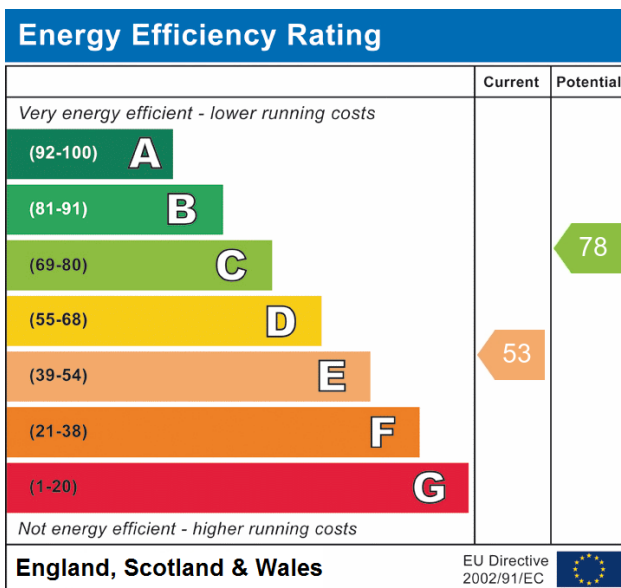
60' with door to garage, outside water tap, crazy paved patio area, remainder to lawn, mature shrub borders, brick built shed.



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



What's Next?

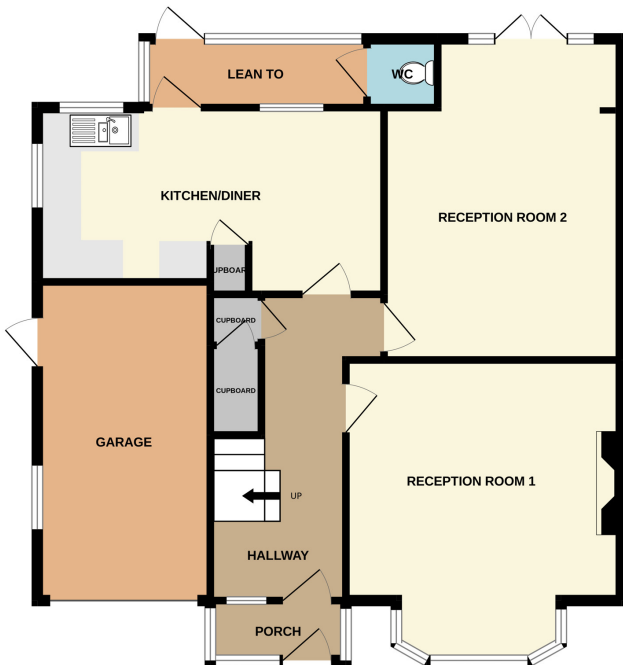
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

