

## Empress Avenue, ILFORD

WHAT A STUNNER!! This large, five bedroom end of terrace house is located in North Ilford and is offered in good decorative order having been well maintained and improved by the current owners. Benefits include rear garden, off street parking, double glazing, gas central heating, through lounge, kitchen diner, ground floor shower/WC, first floor shower/WC, three first floor bedrooms and two second floor bedrooms. This property is priced to sell so please call our sales team for an appointment to view before its too late!

## Offers Over £650,000

- END OF TERRACE HOUSE
- FIVE BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING
- REAR GARDEN
- EPC - E



## GROUND FLOOR

### ENTRANCE

Via double glazed leaded light double door to fully enclosed storm porch, internal door to hallway.

### HALLWAY

Wooden flooring, single radiator, trap door to cellar housing meters, steps down to kitchen.



### KITCHEN

17' 2" x 13' to bay (5.23m x 3.96m)

Double glazed leaded light bay window to side, double radiator, range of eye and base units with rolled edge worktops, splashback, stainless steel sink with single drainer and mixer tap, range cooker, extractor hood, plumbing for washing machine, wall mounted boiler, double glazed leaded light picture and casement window to rear, double glazed leaded light opaque door to garden.



### THROUGH LOUNGE

12' 10" narrowing to 11' 4" x 26' to bay (3.91m x 7.92m)

Double glazed leaded light bay window to front, three double radiators, open cast fire with surround, power point, halogen spotlights to ceiling, double glazed leaded light double doors to garden.



### GROUND FLOOR SHOWER/WC

Tiled floor and walls, close coupled WC, hand wash basin, shower tray with thermostatically controlled shower over, halogen spotlights to ceiling, extractor fan.

## FIRST FLOOR

### SPLIT LEVEL LANDING

Open balustrade staircase, wooden flooring, single radiator, halogen spotlights to ceiling.



### BEDROOM ONE

14' 4" to bay x 17' 2" maximum (4.37m x 5.23m)

Double glazed leaded light bay window and double glazed leaded light picture and casement window to front, two double radiators, halogen spotlights to ceiling.



### BEDROOM TWO

11' 2" x 11' (3.40m x 3.35m)

Double glazed leaded light picture and casement window to rear, double radiator, power points, halogen spotlights to ceiling.



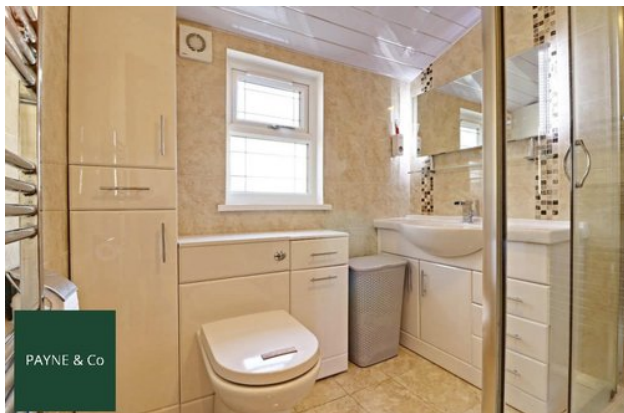
### BEDROOM THREE

10' 1" x 10' 9" (3.07m x 3.28m)

Double glazed leaded light picture and casement window to rear, double radiator, power points, halogen spotlights to ceiling.

### FIRST FLOOR SHOWER/WC

Double glazed opaque picture and casement window to side, tiled floor and walls, chrome towel radiator, back to wall WC, vanity sink unit with mixer tap, shower cubicle with thermostatically controlled shower over, extractor fan.



## SECOND FLOOR

### LANDING

Double glazed leaded light picture and casement window to rear, open balustrade staircase, wooden flooring, halogen spotlights to ceiling.

### BEDROOM FOUR

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

Double glazed leaded light picture and casement window to rear, double radiator, power points, halogen spotlights to ceiling, fire escape to bedroom five.



### BEDROOM FIVE

8' 7" to narrowing head height x 17' 2" maximum (2.62m x 5.23m)

Two double glazed velux style windows to front, double glazed velux style fire escape window to front, double radiators, power points, storage to eaves, halogen spotlights to ceiling.

## EXTERIOR

### FRONT GARDEN

Providing off street parking.

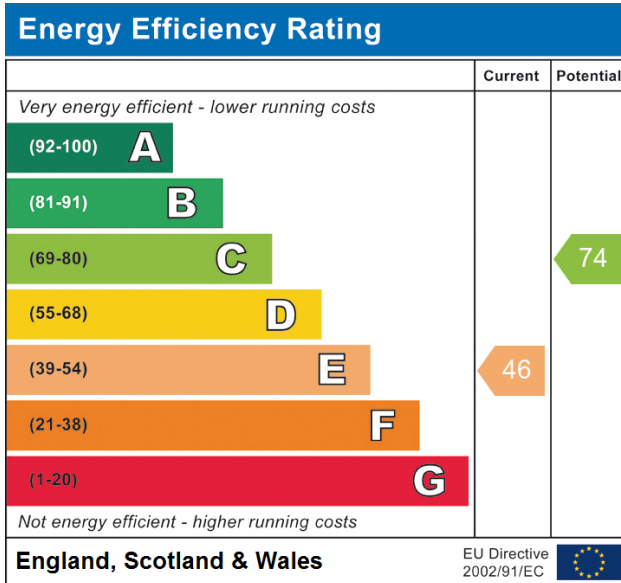
### REAR GARDEN

Pedestrian side access, paved patio area, remainder to lawn, outside sensor light and tap, 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 £150 from the company we recommend.



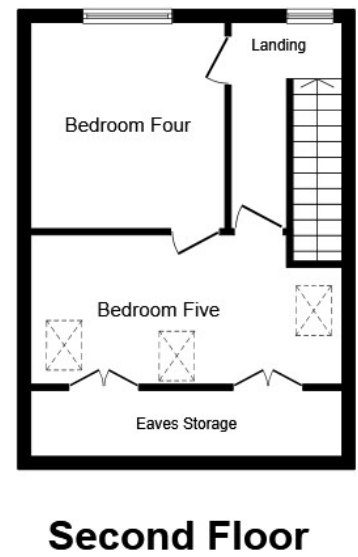
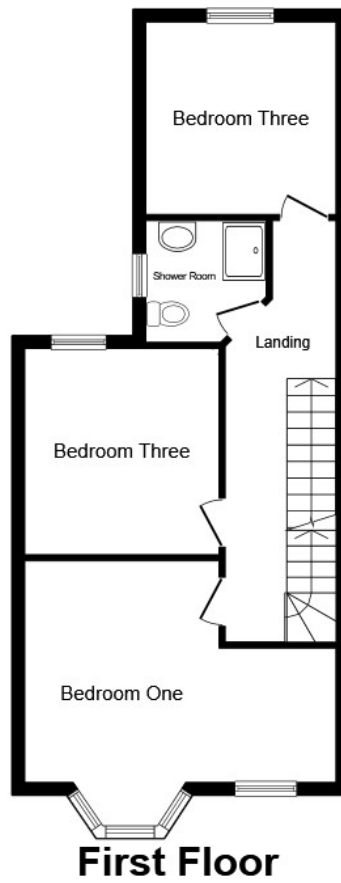
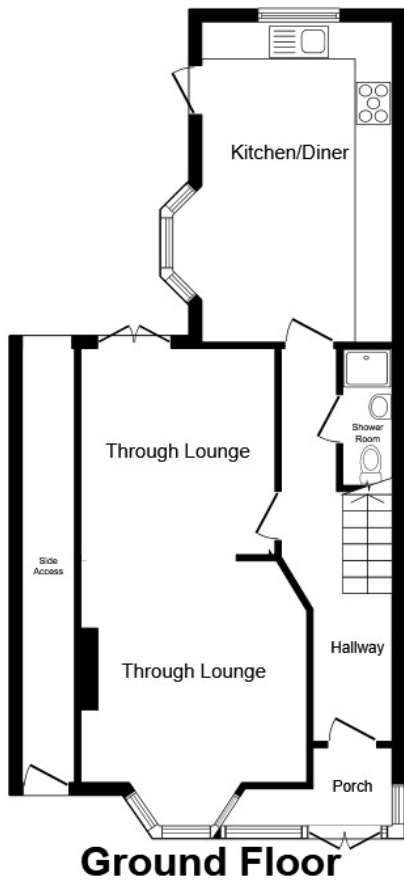
### What's Next?

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.

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