



Ripon Gardens, ILFORD, IG1 3SL

Freehold

Guide Price £700,000



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Council Tax: Band D  
Redbridge

Guide Price £700,000 - £750,000. Introducing this immaculate three bedroom semi-detached house for sale in the heart of North Ilford. The property is in great condition and boasts a variety of appealing features. The house includes two reception rooms, providing ample space for a family to relax and entertain. The house has a fully fitted kitchen, recently extended to a generous 6 meters, incorporating an open-plan layout with a kitchen island and dining space, perfect for family meals and social gatherings. Additionally, there is a handy utility room on the ground floor along with a convenient shower room. On the first floor, you'll find a well-appointed bathroom serving the three bedrooms. The property benefits from off-street parking and a low maintenance garden with artificial lawn, offering a great outdoor space for the family to enjoy. With excellent public transport links and well-regarded schools nearby, this property is ideally suited for families. A home that combines comfort, convenience, and character; this property is waiting for its next family to make it their own.



- Semi Detached House
- Extended Kitchen/Diner
- Utility Room
- Low Maintenance Garden
- Two Reception Rooms
- Off Street Parking
- Ground Floor Shower Room
- Kitchen Island

## GROUND FLOOR

Hallway

Reception One: 13' 8" x 11' 7" (4.16m x 3.53m)

Reception Two: 22' 6" x 11' 7" (6.86m x 3.53m)

Utility Room

Shower Room

Extended Kitchen/Diner: 30' 5" max x 18' 10" max (9.26m x 5.73m)

## First Floor

Bedroom One: 11' 3" x 11' 0" (3.42m x 3.35m)

Bedroom Two: 10' 11" x 10' 8" (3.32m x 3.26m)

Bedroom Three: 8' 2" x 8' 0" (2.50m x 2.45m)

Bathroom

## EXTERIOR

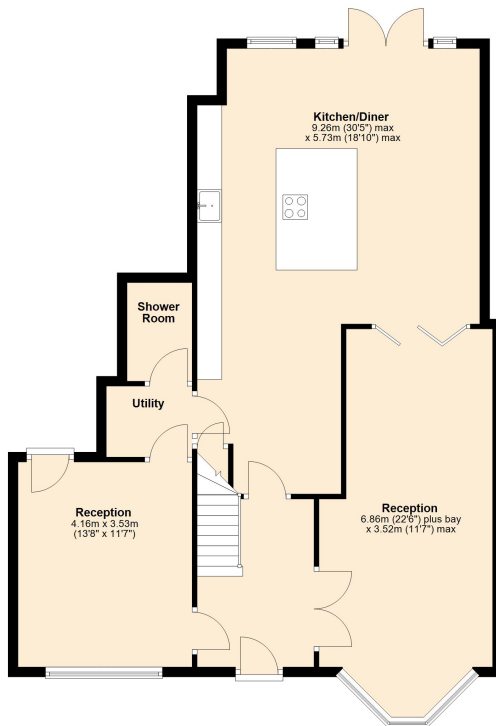
Off Street Parking

Rear Garden



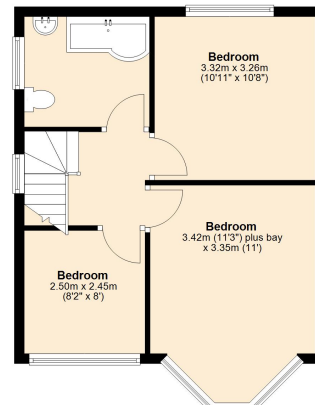
### Ground Floor

Approx. 94.3 sq. metres (1014.6 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 134.7 sq. metres (1450.3 sq. feet)

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.  
Plan produced using PlanUp.

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151 Cranbrook Road, Ilford, IG1 4TA

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- 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 [our terms and conditions](#) on our website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	83

