



Ley Street, ILFORD

WELCOME TO YOUR NEW HOME!! Guide Price: £550,000 - £600,000. Payne & Co are pleased to present this lovely Semi-Detached four bedroom, property for sale. The house is in good condition and is ready for its new owners. It boasts one large double bedroom with en-suite, two double bedrooms, and one single room. The property also contains two reception rooms which is a through lounge, providing direct access to the 54ft approx garden. It's a perfect space for entertaining or relaxing outdoors. The house also includes a fitted kitchen, ready for your culinary adventures. The property benefits from side access via gate, off-street parking for up to three cars, with the potential for a rear extension subject to planning permission. The property is ideally located with public transport links, schools, and local amenities all nearby. This property offers a perfect blend of comfort and convenience. Don't miss out on this opportunity.

Guide Price £550,000

- FOUR BEDROOM HOUSE
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - C

GROUND FLOOR

ENTRANCE

Via door to leading to Hallway

HALLWAY

Laminate flooring, entrance to reception rooms, kitchen, under stair storage cupboard.



RECEPTION ONE

Double glazed window to front, laminate flooring, radiator, power points, telephone point



RECEPTION TWO

Double glazed sliding door to rear, laminate flooring, radiator and power points



KITCHEN

Double glazed window to rear, door to side, tiled flooring, part tiled walls, gas cooker/oven, space for washing machine, dishwasher, fridge and power points



FIRST FLOOR

LANDING

Carpet to floor, stairs leading to the second floor.



BEDROOM TWO

Double glazed window to front, carpet, storage cupboard, power points.



BEDROOM THREE

Double glazed window to rear, carpet, storage cupboard, power points.



BEDROOM FOUR

Double glazed window to front, carpet to floor, power points

FIRST FLOOR BATHROOM/WC

Double glazed to rear, Tiled walls and flooring, Bathtub, low level W.C and sink with mixer tap



SECOND FLOOR

BEDROOM ONE

Double glazed window to rear, double glazed sky lights to front, carpet to floor, radiator, power points.



SECOND FLOOR En-Suite

Double glazed window to rear, tiled walls and flooring, shower cubicle with sliding door, low level W.C, sink with mixer tap

EXTERIOR

FRONT GARDEN

Concrete paved, side gate to rear, off street parking for up to three cars

REAR GARDEN

Mainly laid to lawn, side access to front, approx. 54ft



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

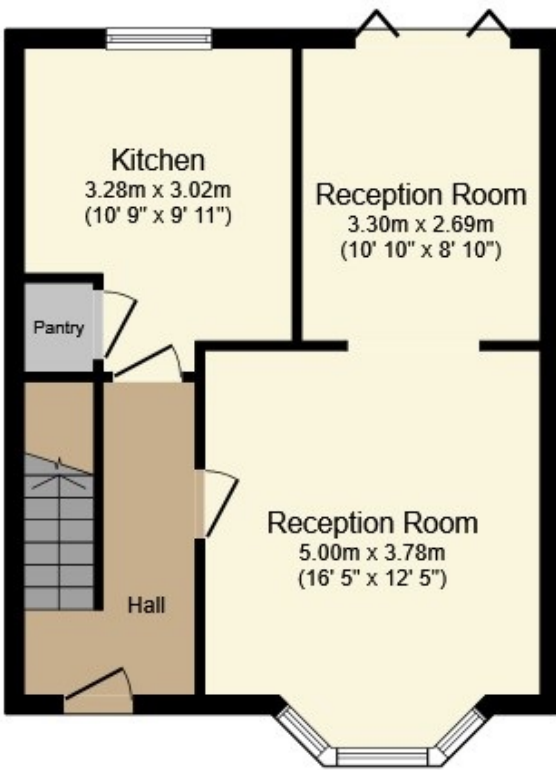
What's Next?

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

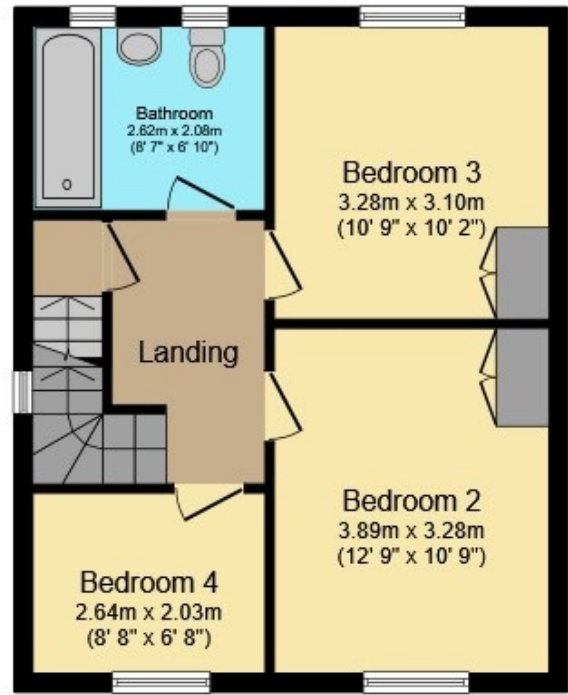
Disclaimer

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Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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