



Mundon Gardens, ILFORD

CALLING ALL FAMILIES!! Guide Price £700,000 - £725,000. This four bedroom, extended, double fronted house is perfectly located in this quiet turning and ideal for Seven Kings mainline station with its Elizabeth Line transport links, Newbury Park underground station and Ilford town centre with its local shops and restaurants. The property benefits from double glazing, gas central heating, two receptions, kitchen diner, ground floor shower/WC, first floor bathroom/WC, four good size bedrooms, off street parking and 68' rear garden with brick built shed. Priced to sell and offered with vacant possession, please call our Ilford sales team for an appointment to view.

Guide Price £700,000

- DOUBLE FRONTED HOUSE
- FOUR BEDROOMS
- 68' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed double doors to fully enclosed storm porch, opaque glazed internal door with matching sidelight leading to hallway.

HALLWAY

Single radiator, cupboard under stairs.

LOUNGE

13' 7" narrowing to 11' 3" x 24' 10" (4.14m x 7.57m)

Double glazed bay window to front, radiator, wall light points, power points, coving to ceiling, glazed double doors to kitchen diner.



L-SHAPED KITCHEN DINER

7' 8" x 18' 6" (2.34m x 5.64m) x 9' 3" x 12' 3" (2.82m x 3.73m)

Double glazed picture and casement window to rear, tiled floor, part tiled walls, double radiator, range of eye and base units with rolled edge worktops, glazed display unit, double electric oven, gas hob, extractor hood, stainless steel sink with double drainer and mixer tap, peninsular breakfast bar, wall mounted boiler, door to lobby area, double glazed patio doors to garden.



LOBBY AREA

Double glazed opaque door to garden.

GROUND FLOOR SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, single radiator, close coupled WC, pedestal basin with mixer tap, cubicle with thermostatically controlled shower over.

RECEPTION TWO

7' x 20' 4" (2.13m x 6.20m)

Currently being used as a bedroom.

Double glazed picture and casement window to front, laminate flooring, double radiator, power points.



FIRST FLOOR

FIRST FLOOR BATHROOM/WC

Double glazed opaque casement window to rear, double glazed opaque picture and casement window to rear, single radiator, close coupled WC, pedestal basin, panelled bath with mixer tap and shower attachment.



BEDROOM ONE

9' 5" to wardrobes x 13' 1" to bay (2.87m x 3.99m)
 Double glazed bay window to front, single radiator, power points, full height fitted wardrobes.



BEDROOM TWO

8' 2" x 17' to wardrobes (2.49m x 5.18m)
 Two double glazed picture and casement windows to rear, radiator, power points, fitted wardrobes.



BEDROOM THREE

7' 1" x 12' 8" (2.16m x 3.86m)
 Double glazed picture and casement window to front, laminate flooring, single radiator, power points.



BEDROOM FOUR

Approximately 7' 7" x 8' (2.31m x 2.44m)
 Double glazed picture and casement window to front, unable to access at the time of our inspection but presumed to benefit from radiator and power points.

EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN


68' with patio area, dwarf retaining wall, remainder to lawn with stepping stone path, brick built shed to rear.



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		80
(55-68) D	67	
(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?

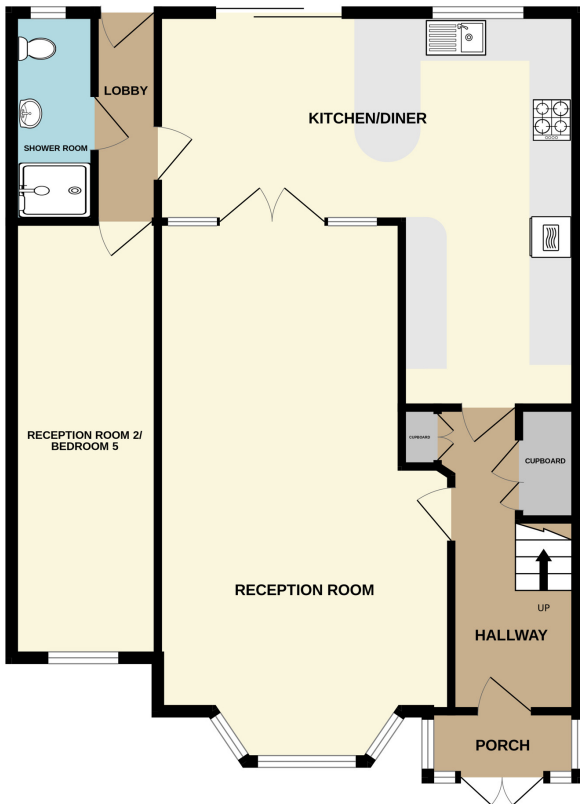
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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.
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