



## De Vere Gardens, ILFORD

**SOUGHT AFTER NORTH ILFORD LOCATION!!** This terraced property is in good condition and offers plenty of space for comfortable living. The property comprises of three reception rooms and a kitchen-diner, making it ideal for families. The four bedrooms provide ample room for everyone in the household. The first bedroom is a spacious double room with plenty of natural light. Bedroom two also offers space and comes with built-in wardrobes for convenient storage. Bedroom three is another double room with built-in wardrobes. The property boasts high ceilings, adding to the overall sense of space. Additionally, there is a parking facility available, ensuring convenience for residents with vehicles. The kitchen features a central island, granite worktops and a designated dining space. This is the perfect area for preparing meals and entertaining guests. The reception rooms are characterized by large windows that let in plenty of natural light, as well as high ceilings that create an airy atmosphere. One of the reception rooms even includes a fireplace, adding warmth and charm to the space. Located off of The Drive, this property is within convenient walking distance of Ilford mainline station, offering excellent transport links. The area also benefits from public transport links and nearby parks, perfect for outdoor leisure activities. This property is available with no onward chain, providing vacant possession. Don't miss the opportunity to make this property your new home

## Offers Over £800,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- THREE RECEPTIONS
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D



## GROUND FLOOR

### ENTRANCE

Via double glazed double doors to fully enclosed storm porch, tiled floor, porch light, opaque bevelled light internal door with matching side and fanlights leading to hallway.

### HALLWAY

Double radiator, power points, wall mounted thermostat control, dado rail, coving to ceiling, ceiling rose, door to cellar.



### CELLAR

Gas and electric meters, fuseboard and shelving, ideal for storage.

### THROUGH LOUNGE

Double glazed bay window to front, double radiator, york stone fire surround and bar, power points, wall light points, picture rail, coving to ceiling, French doors to kitchen diner.



### KITCHEN DINER

Double glazed casement window to rear, Crema Marfil marble tiles with granite border, three radiators with covers, range of eye and base units with granite work surfaces, one and a quarter bowl stainless steel sink with mixer tap, integrated washing machine and dishwasher, central island unit with electric oven, five range gas hob, extractor hood, integrated American style fridge freezer, halogen spotlights to ceiling, door to ground floor wet room, double glazed double doors with sidelights leading to garden.



### GROUND FLOOR WET ROOM/WC

Double glazed opaque picture and casement window to side, tiled floor and walls, chrome towel radiator, close coupled WC, pedestal basin with mixer tap, thermostatically controlled shower with screen, cupboard housing wall mounted boiler, LED spotlights to ceiling, extractor fan.



### RECEPTION TWO

Double glazed square bay window to front, double radiator, open cast fireplace with tiled inset and surround, wall light points, dado rail, picture rail, coving to ceiling, ceiling rose.



## DINING ROOM

Laminate flooring, double radiator, wall light points, power points.



## FIRST FLOOR

### SPLIT LEVEL LANDING

Double glazed picture and casement window to rear, open balustrade staircase, dado rail, coving to ceiling, ceiling rose, the vendor advises that the loft hatch has integral loft ladder leading to a very large and fully panelled loft with floorboards, providing an ideal and very spacious area for storage within the property.



### BEDROOM ONE

Double glazed bay window to front, double glazed picture and casement window to rear, laminate flooring, double radiator, single radiator, gas fire with surround, power points, halogen spotlights to ceiling.



### BEDROOM TWO

Double glazed square bay window to front, double radiator, fitted wardrobe with vanity desk unit.



### BEDROOM THREE

Double glazed picture and casement window to rear, single radiator, fitted wardrobe with overhead storage, quadrant shower cubicle with electric shower and extractor fan.



### BEDROOM FOUR

Double glazed picture and casement window to rear, single radiator, power points, LED spotlights to ceiling.





**FIRST FLOOR BATHROOM/WC**

Double glazed opaque picture and casement window to rear, tiled walls, towel radiator, high level flush WC, vanity sink unit, panelled corner spa bath with mixer tap and shower attachment, halogen spotlights to ceiling, extractor fan.



**EXTERIOR**

**FRONT GARDEN**

Providing off street parking.

**REAR GARDEN**

Approximately 30' with paved patio area, steps down to path, central lawn area, shrub borders, water tap.



**BRICK BUILT SHED**

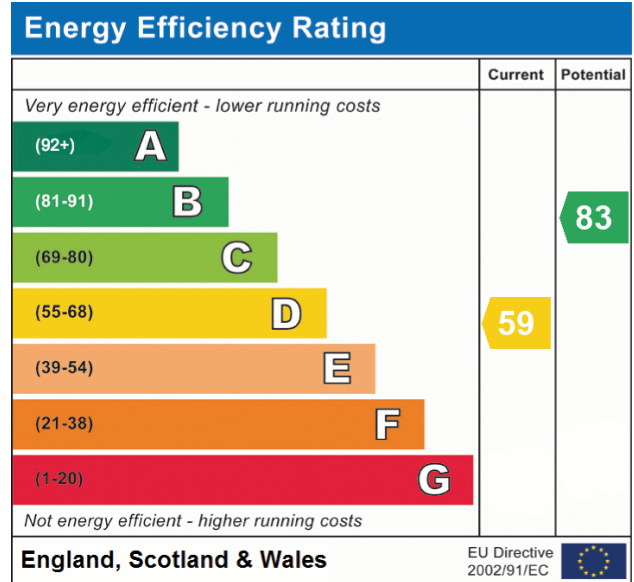
6' 7" x 14' 6" (2.01m x 4.42m)

Two picture and casement windows to front, picture and casement window to side, range of eye and base units, power points and lighting.

**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

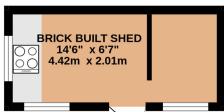
**Disclaimer**

**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.

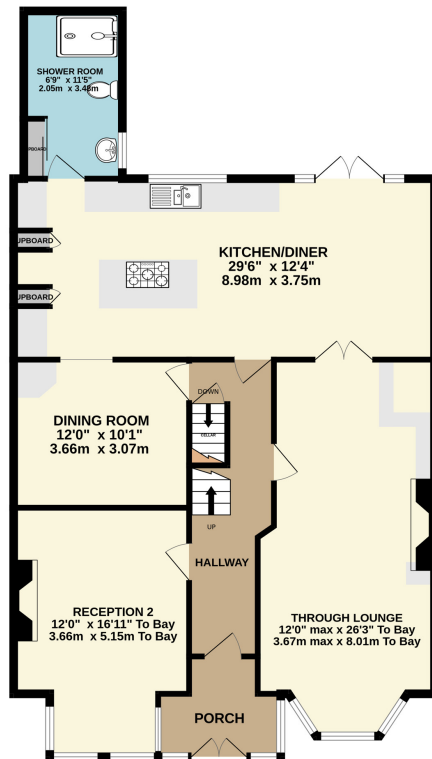
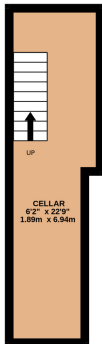
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SHED  
94 sq ft. (87 sq.m.) approx.

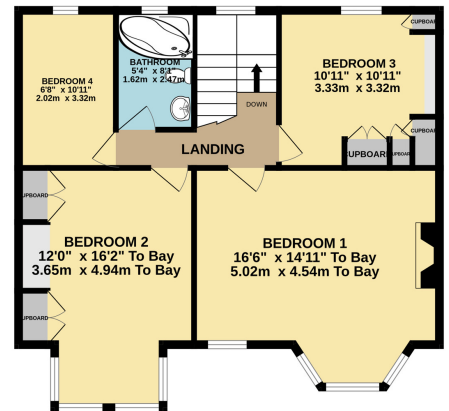
GROUND FLOOR  
1151 sq ft. (106.9 sq.m.) approx.



CELLAR  
129 sq ft. (12.0 sq.m.) approx.



1ST FLOOR  
695 sq ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 2069 sq.ft. (192.2 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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