



Lansdowne Road, ILFORD

£499,995

STATION LOCATION!! This good size, three bedroom, terraced house benefits from double glazing, gas central heating, through lounge, kitchen, three good size bedrooms, first floor bathroom/WC, off street parking and rear garden in excess of 60'. This property would be ideal for someone looking to put their own stamp to make this family home even larger, subject to planning permission. Conveniently located for local shops, restaurants, schools, Seven Kings Park and Seven Kings mainline station with its Elizabeth Line transport links. Priced to sell so please call our Ilford sales team for an appointment to view.

- THREE BEDROOMS
- 60' REAR GARDEN
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed opaque front door to hallway.

HALLWAY

Cupboard under stairs.

THROUGH LOUNGE

14' 2" narrowing to 11' 7" x 28' 6" (4.32m x 8.69m)

Double glazed bay window to front, two radiators, larder style cupboard, double glazed picture and casement window to rear.



KITCHEN

Double glazed picture and casement window to rear, tiled floor, part tiled walls, range of eye and base units with rolled edge worktops, electric oven, gas hob, extractor hood, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, wall mounted boiler, halogen spotlights to ceiling, double glazed door to garden.



FIRST FLOOR

LANDING

Open balustrade staircase.

BEDROOM ONE

Double glazed bay window to front, radiator, power points.



BEDROOM TWO

Double glazed picture and casement window to rear, radiator, power points, full height fitted wardrobes.



BEDROOM THREE

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



FIRST FLOOR BATHROOM/WC

Double glazed picture and casement window to rear, radiator, tiled floor, part tiled walls, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap and shower attachment, shower cubicle.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

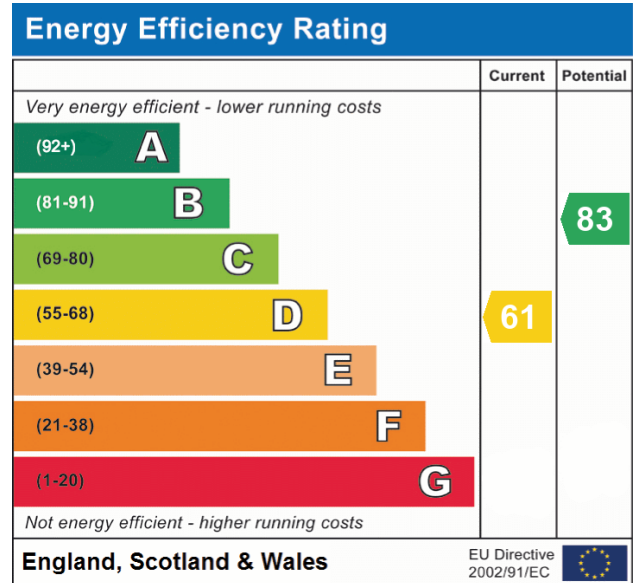
Approximately 60' with paved patio area, remainder to lawn.



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?

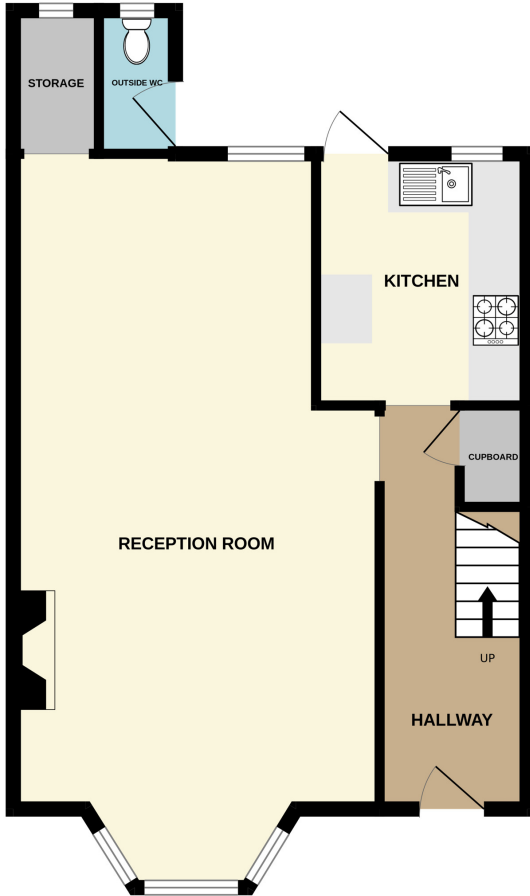
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

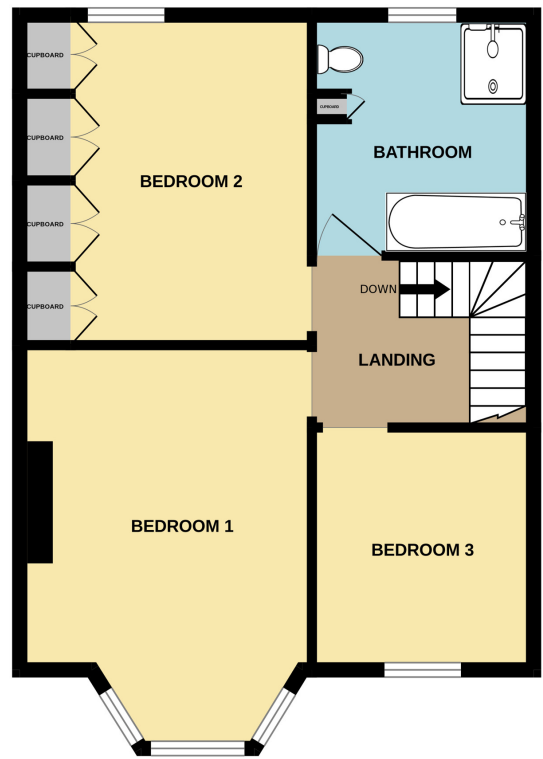
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GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 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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