



Staines Road, ILFORD

£600,000

THIS PROPERTY TICKS ALL THE BOXES!! Take a look at this wonderful, period style, double bayed, brick fronted, four bedroom house which has been well maintained by its present owners. The many benefits include extensive double glazing, gas central heating, double bedroom with en-suite, three further bedrooms, first floor bathroom/WC, spacious through lounge, fitted kitchen diner and well kept garden with garden room. The property is conveniently located for the vibrant Ilford Lane with its independent shops, local bus routes, schools, parks, Barking town centre, Ilford town centre and mainline station. An early viewing is essential to avoid disappointment!

- FOUR BEDROOMS
- TWO BATHROOMS
- OUTBUILDING
- EPC - C
- FREEHOLD
- COUNCIL TAX - BAND C

GROUND FLOOR

ENTRANCE

Via main front door to hallway.

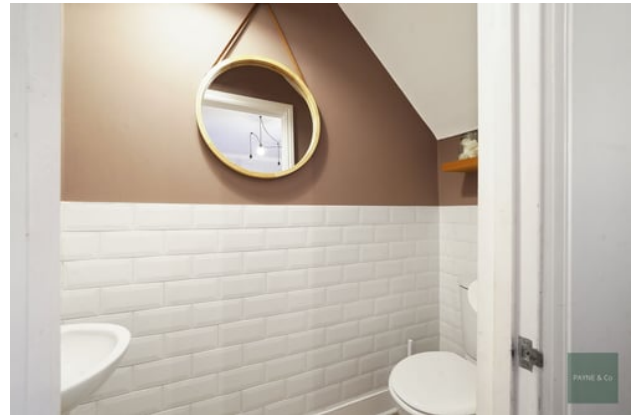
LOUNGE/DINER

Double glazed bay window to front, laminate style flooring, radiator, under stairs storage cupboard, door to ground floor WC.



GROUND FLOOR WC

Part tiled walls, low flush WC, wash basin.



KITCHEN

Double glazed window to rear, skylight window, range of eye and base units with wood style worktops, stainless steel sink and drainer with mixer tap, tiled splashbacks, electric oven, gas hob, extractor hood, integrated microwave, double glazed double doors to garden.



FIRST FLOOR

BEDROOM ONE

Double glazed bay window and further double glazed window to front, radiator.



BEDROOM TWO

Double glazed window to rear, radiator.



FIRST FLOOR BATHROOM/WC

Double glazed opaque window to rear, radiator, panelled bath with shower and screen, low flush WC, wash basin, plumbing for washing machine.



SECOND FLOOR

BEDROOM THREE

Two skylight windows to front, radiator, fitted wardrobes, storage to eaves.



EN-SUITE SHOWER/WC

Double glazed opaque window to rear, part tiled walls, shower cubicle, low flush WC, wash basin.



BEDROOM FOUR

Double glazed window to rear.



EXTERIOR

FRONT GARDEN

Gate and path, mature shrub borders.

REAR GARDEN

Patio area, remainder to lawn, path to outbuilding.



OUTBUILDING

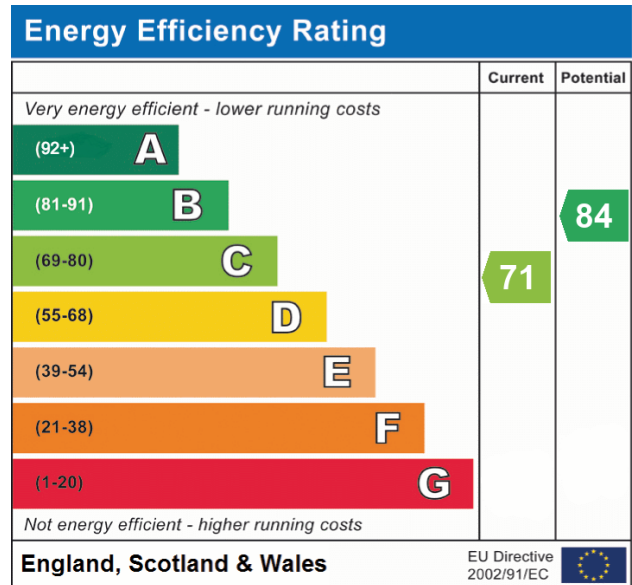
Double glazed window, power and lighting, double glazed door to garden.



AGENTS NOTE

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 'terms and conditions' on our website.

EPC



What's Next?

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

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that 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 the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

Staines Road, IG1 2XF

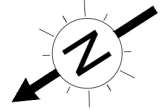
Approx Gross Internal Area = 116.09 sq m / 1249 sq ft

Garden = 33.50 sq m / 360 sq ft

Shed = 7.61 sq m / 81 sq ft

Eaves Storage = 6.72 sq m / 72 sq ft

Total = 163.92 sq m / 1764 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.