

Chelmsford Gardens, ILFORD

LOCATION! LOCATION! LOCATION! Guide Price £850,000 - £900,000. Set in the heart of the prestigious Cathedral Estate is this wonderful, extended, four bedroom family home. Benefits include two receptions, fitted kitchen, three first floor bedrooms, first floor family bathroom/WC and a fourth bedroom on the second floor with eaves storage. Externally there is off street parking, rear garden with summerhouse and covered side way. Please call our sales team for your appointment to view.

Guide Price £850,000

- FOUR BEDROOMS
- REAR GARDEN
- SUMMERHOUSE
- FREEHOLD
- COUNCIL TAX - BAND F
- EPC - D

GROUND FLOOR

ENTRANCE

Via storm porch, main front door to hallway.

HALLWAY

Double doors to through lounge, radiator, stripped floorboards, under stairs storage cupboard, stairs to first floor.



KITCHEN

9' 4" x 9' 5" (2.84m x 2.87m)

Tiled floor, range of fitted base and eye level units incorporating sink and drainer, contrasting worktops and tiled splashback, plumbing for washing machine, cooker point, extractor hood,



THROUGH LOUNGE

14' 3" x 32' 7" (4.34m x 9.93m)

Double glazed bay window to front with fitted blinds, stripped floorboards, feature fireplace, storage shelves to alcoves, cornicing to ceiling, double doors to reception two.



RECEPTION TWO

Tiled floor, coving to ceiling, bi-fold doors to garden.



FIRST FLOOR

BEDROOM ONE

12' 7" x 15' 8" (3.84m x 4.78m)

Double glazed square bay window to front with fitted blinds, radiator, fitted wardrobes with top boxes.



BEDROOM TWO

12' 7" x 12' 9" (3.84m x 3.89m)

Two double glazed windows to rear, stripped floorboards, fitted wardrobes.



BEDROOM THREE

8' 5" x 9' 11" (2.57m x 3.02m)

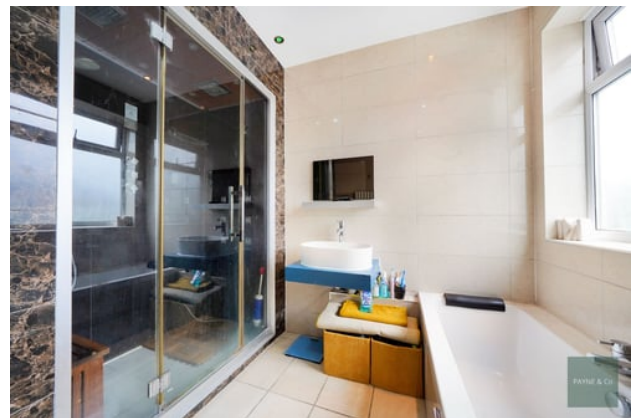
Double glazed window to front with fitted blinds, radiator.



FIRST FLOOR BATHROOM/WC

7' 8" x 8' 3" (2.34m x 2.51m)

Two frosted double glazed windows to rear, tiled floor and walls, panelled bath with mixer tap, walk-in steam room/shower, waterproof bathroom TV, low flush WC, hand wash basin.



SECOND FLOOR

LANDING

Stairs to second floor.



BEDROOM FOUR

15' 3" x 15' 9" (4.65m x 4.80m)

Dormer window, stripped floorboards, radiator.



EXTERIOR

FRONT GARDEN

Block paved providing off street parking.

REAR GARDEN

Artificial lawn, summerhouse.



COVERED SIDEWAY

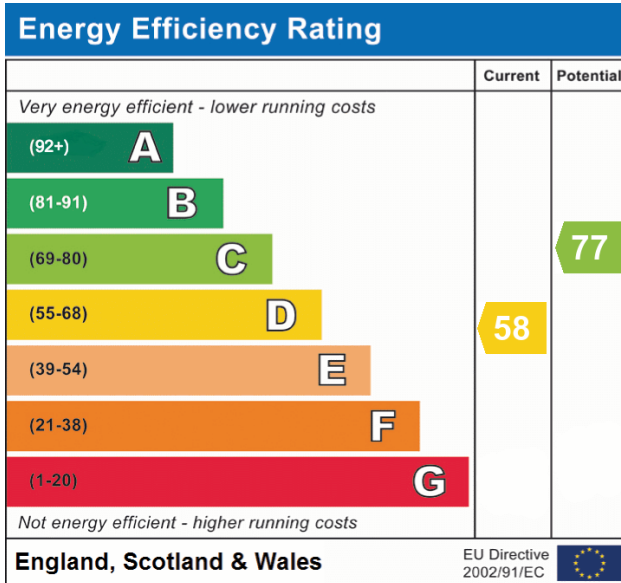
SUMMERHOUSE

Power 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.

**What's Next?**

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

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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.

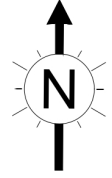
Chelmsford Gardens, IG1 3ND

Approx Gross Internal Area = 165.57 sq m / 1782 sq ft

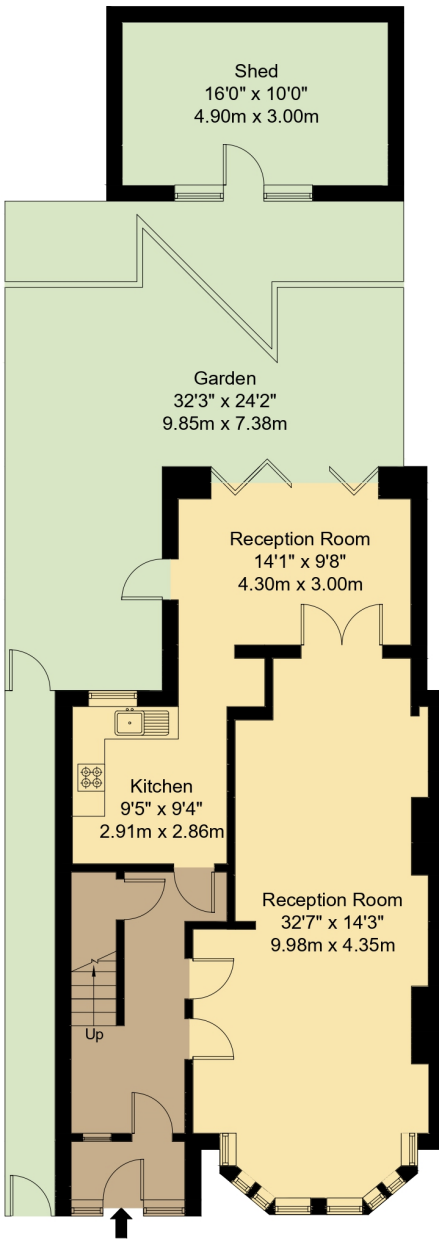
Garden Area = 83.77 sq m / 901 sq ft

Restricted Head Height Area = 7.95 sq m / 85 sq ft

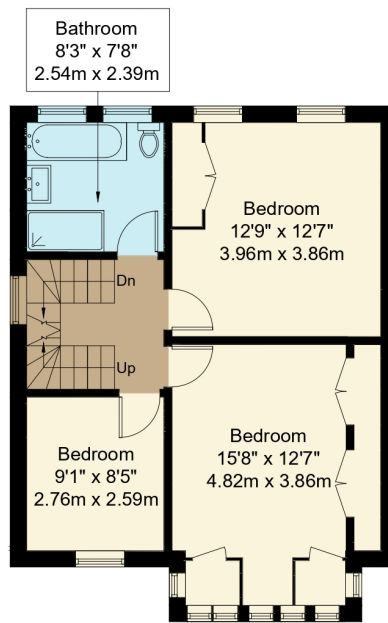
Total Area = 257.29 sq m / 2769 sq ft



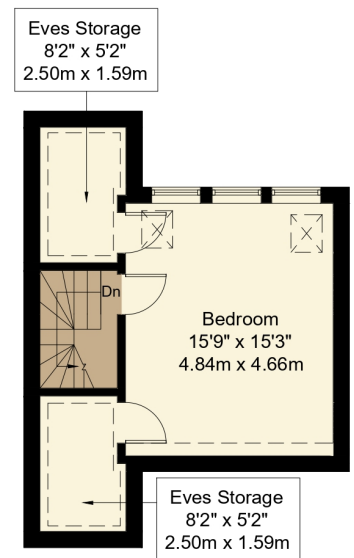
 Restricted Head Height



Ground Floor



First Floor



Second Floor

Ref :

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**B L E U
P L A N**

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.