



## Thornton Road, ILFORD

QUIET LOCATION!! Guide Price £450,000 - £475,000. Tucked away in this quiet turning off of the main hustle and bustle of Ilford Lane, with its vast array of stores, restaurants and food shops, this end of terrace house offers good size living accommodation boasting a through lounge, fitted kitchen, lean-to, three bedrooms to the first floor with a family bathroom, off street parking and side access to the garden. The property also has double glazing, gas central heating and is within comfortable walking distance to Ilford town centre and mainline station with the Elizabeth line transport links. Call our sales team for further information and to book a viewing.

Guide Price £450,000

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



## GROUND FLOOR

### ENTRANCE

Via double glazed coloured leaded light front door with side and fanlight leading to hallway.

### HALLWAY

Laminate flooring, double radiator, dado rail, coving to ceiling, cupboard under stairs.



### THROUGH LOUNGE

11' 5" narrowing to 10' 8" x 27' 2" (3.48m x 8.28m)

Double glazed suntrap bay window to front, laminate flooring, double radiator, single radiator, fire surround, power points, coving to ceiling, double glazed patio doors to lean-to.



### KITCHEN

6' 4" x 9' 6" (1.93m x 2.90m)

Double glazed picture and casement window to rear, 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, wall mounted boiler.



### LEAN-TO

8' 3" x 17' 1" (2.51m x 5.21m)

Double glazed opaque picture windows to side, double glazed picture and casement windows to rear, laminate flooring, double glazed door to garden.



## FIRST FLOOR

### LANDING

Double glazed picture and casement window to side, open balustrade staircase, access to loft.

### BEDROOM ONE

11' 3" x 13' 11" (3.43m x 4.24m)

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



### BEDROOM TWO

10' 8" to alcove x 12' 11" (3.25m x 3.94m)

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



### BEDROOM THREE

6' x 8' 1" (1.83m x 2.46m)

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



### FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, double radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap and shower attachment, storage cupboard, extractor fan.



### EXTERIOR

#### FRONT GARDEN

Providing off street parking, shared side access to rear garden.

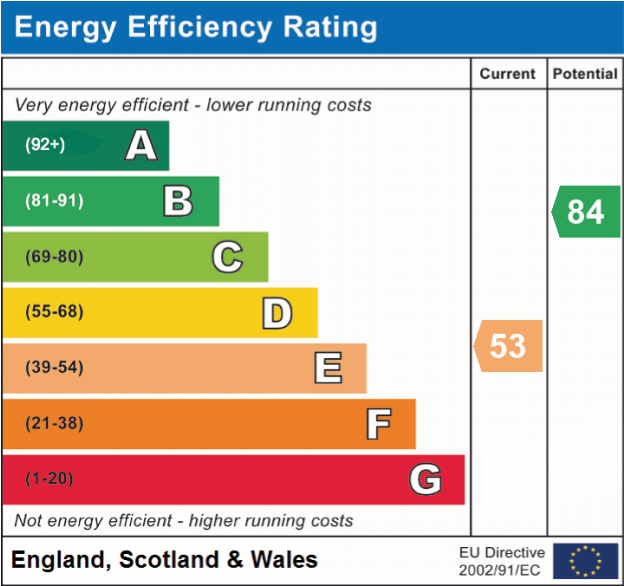
#### REAR GARDEN

32', hard standing with flower borders.



### AGENTS NOTE

The seller has declared that the property is affected by Japanese Knotweed. Buyers are advised to conduct their own investigations and consult with specialists if necessary. The agent cannot guarantee the accuracy of this information.



**What's Next?**

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

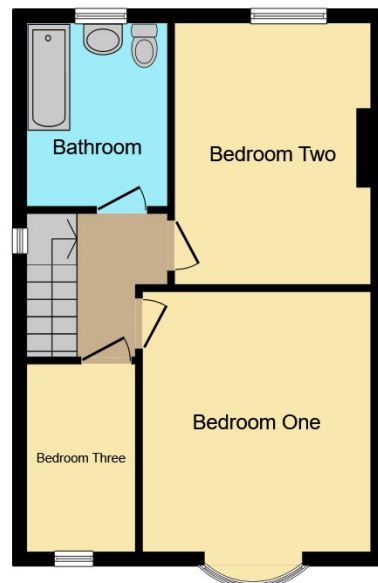
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

PAYNE & Co