



Khartoum Road, ILFORD

Offers in Excess of £425,000

WHAT A FIND!! This two bedroom, Beautifully presented mid terraced house would ideally suit first time buyers or a young family. Benefits include Off-Street Parking, double glazing, gas central heating, 52 ft (Approx.) private rear garden, Reception Room, Dining Room, kitchen, Ground floor Bathroom, two bedrooms and first floor Shower room. This property has been well maintained by the current owner and is located off Ilford Lane with its bus routes to Barking and Ilford town centres and Ilford mainline station with its Elizabeth Line transport links. Please call our sales team as soon as possible for your appointment. THIS IS ONE NOT TO MISS!!

- TWO BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via front door to hallway.

HALLWAY

Open to dining room, stairs to first floor.

RECEPTION ONE

11' 10" x 13' 7" (3.61m x 4.14m)

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



DINING ROOM

9' 10" x 15' 1" (3.00m x 4.60m)

Double glazed window to rear, power points, steps down to kitchen.



KITCHEN

8' 7" x 11' (2.62m x 3.35m)

Double glazed window to side, tiled floor, part tiled walls, range of eye and base unit with rolled edge worktops, integrated oven, gas hob, extractor hood, plumbing for washing machine and dishwasher, access to ground floor bathroom/WC, double glazed door to garden.



GROUND FLOOR BATHROOM/WC

5' 5" x 8' 8" (1.65m x 2.64m)

Double glazed window to rear, tiled floor, bath with mixer tap and shower attachment, low level flush WC, sink with mixer tap.



FIRST FLOOR

BEDROOM ONE

11' 8" x 14' 5" (3.56m x 4.39m)

Double glazed window to front, wood effect flooring, radiator, power points.



BEDROOM TWO

7' x 9' 10" (2.13m x 3.00m)

Double glazed window to rear, wood effect flooring, radiator, power points.



FIRST FLOOR SHOWER/WC

Tiled floor, shower cubicle, low level flush WC, hand wash basin, extractor fan.



EXTERIOR

FRONT GARDEN

Paved, providing off street parking.



REAR GARDEN

15' 10" x 52' 8" (4.83m x 16.05m)


Decked patio area, remainder to lawn, rear decking.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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.

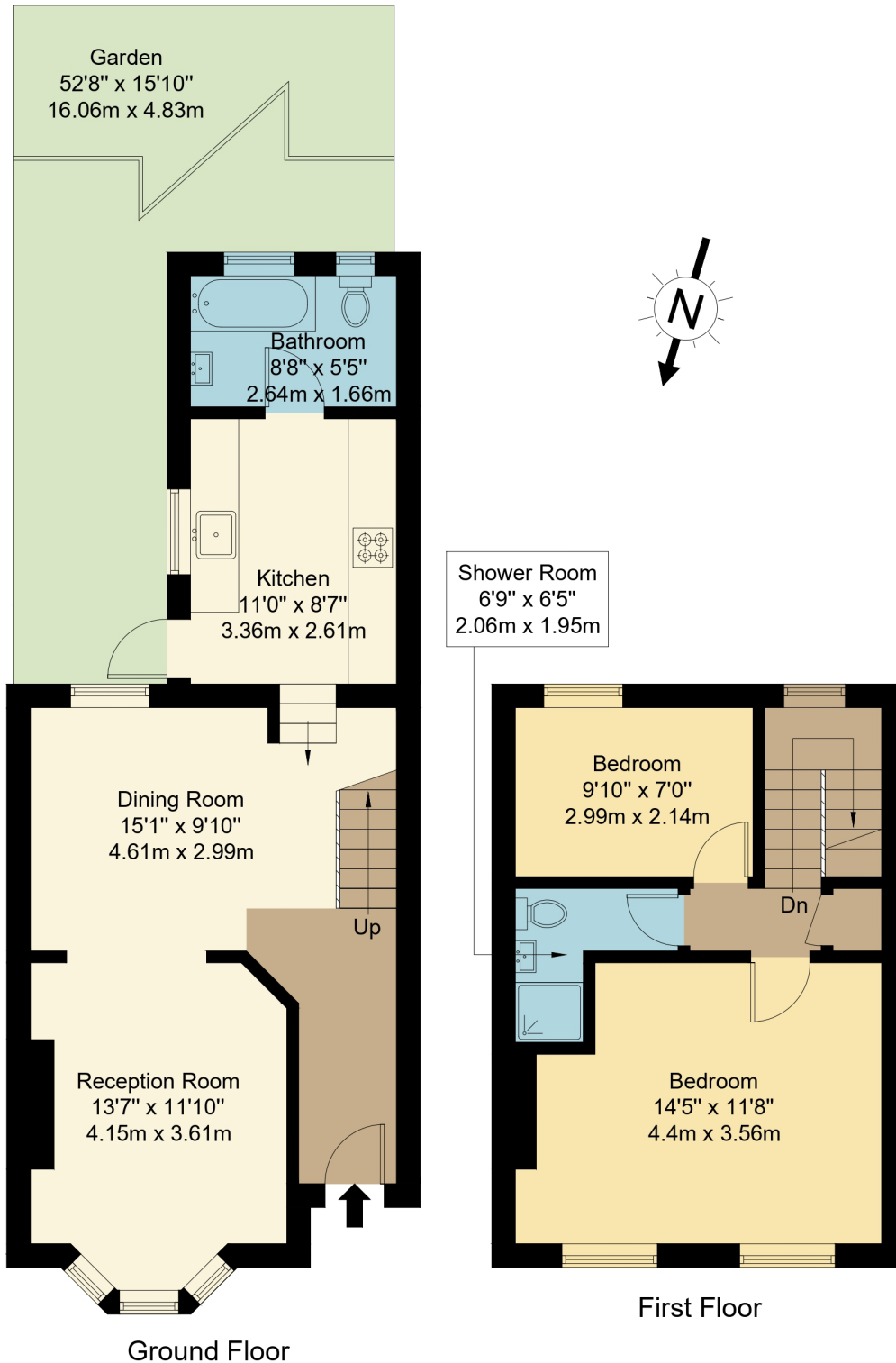
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Khartoum Road, IG1 2NP

Approx Gross Internal Area = 77 sq m / 829 sq ft

Garden = 61.8 sq m / 665 sq ft

Total = 138.8 sq m / 1494 sq ft



Ref :

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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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