



Ingatestone Road, WOODFORD GREEN

Offers Over £799,995

WHAT A FIND!! This perfect, four bedroom, family home offers great size living accommodation for the modern family. The property benefits from through lounge, ground floor WC, beautiful kitchen diner which is flooded with natural daylight, double glazed conservatory, private rear garden, three good size bedrooms on the first floor along with a family bathroom/WC, second floor master bedroom and full sized bathroom/WC. Further benefits include double glazing, gas central heating, many original features and a stunning red brick facade! This property is conveniently located for local amenities, Woodford underground station and outstanding schools including Woodbridge High School. Priced to sell so please call our Ilford sales team for an appointment to view.

- FOUR BEDROOMS
- TWO BATHROOMS
- CONSERVATORY
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via frosted glazed front door with fanlight leading to hallway.



HALLWAY

Oak flooring, double radiator, picture rail, coving to ceiling, stairs to first floor, cupboard under stairs.

GROUND FLOOR WC

Back to wall WC, hand wash basin with tiled splashback, extractor fan, LED spotlights to ceiling.

THROUGH LOUNGE

11' 3" narrowing to 9' 4" x 26' 10" to bay (3.43m x 8.18m)

Double glazed bay window to front, double glazed picture and casement window to rear, oak flooring, double radiator, single radiator, open cast fireplace with gas coal effect fire inset, tiled hearth, tiled inset border and wooden surround, power points, picture rail, coving to ceiling.



KITCHEN DINER

10' 11" to bay, narrowing to 8' 9" x 19' 2" (3.33m x 5.84m)

Bay window to side, oak flooring, single radiator, range of solid wood eye and base units, tiled splashback, ceramic sink with single drainer and mixer tap, plumbing for dishwasher, plumbing for washing machine, dual fuel range oven with extractor hood, concealed lighting, cupboard housing wall mounted boiler, pull out larder, door to conservatory.



DOUBLE GLAZED CONSERVATORY

11' 7" x 12' (3.53m x 3.66m)

Tiled floor, storage cupboards, wall light points, double glazed double doors to garden.



FIRST FLOOR

SPLIT LEVEL LANDING

Open balustrade staircase, power points, stairs to second floor.



FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to side, tiled floor and walls with border, chrome towel radiator, vertical radiator, close coupled WC, pedestal basin, panelled bath with thermostatically controlled shower over, wall light points, LED spotlights to ceiling, extractor fan.



BEDROOM TWO

14' to chimney breast x 14' 6" to bay (4.27m x 4.42m)

Double glazed bay window and double glazed picture and casement window to front, double radiator, open cast fireplace, power points, fitted wardrobes to alcove.



BEDROOM THREE

9' 5" x 11' 9" (2.87m x 3.58m)

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



BEDROOM FOUR

8' 11" x 8' 11" (2.72m x 2.72m)

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



SECOND FLOOR

SPLIT LEVEL LANDING

Open balustrade staircase, skylight, power points, LED spotlights to ceiling, storage cupboard.

BEDROOM ONE

18' 5" to narrowing head height x 10' 5" (5.61m x 3.17m)

Double glazed Velux window to front, double glazed picture and casement window to rear, double radiator, power points, LED spotlights to ceiling, fitted wardrobe, storage to eaves.



SECOND FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, chrome towel radiator, rolled top bath with mixer tap, vanity sink unit with mixer tap and tiled splashback, close coupled WC, walk-in shower with thermostatically controlled shower over.



EXTERIOR

FRONT GARDEN

Low maintenance shrub borders, harlequin tiled path.

REAR GARDEN

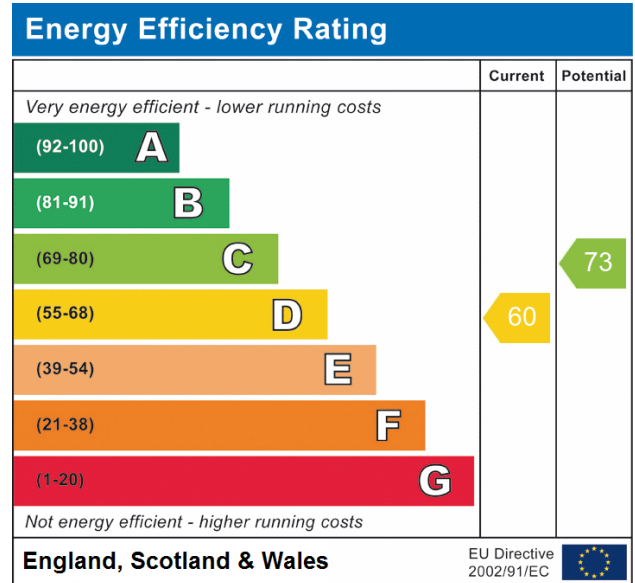
28' with patio area, external storage cupboard with outside tap, steps up to raised patio, rear shrub borders.



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 £150 from the company we recommend.

EPC



What's Next?

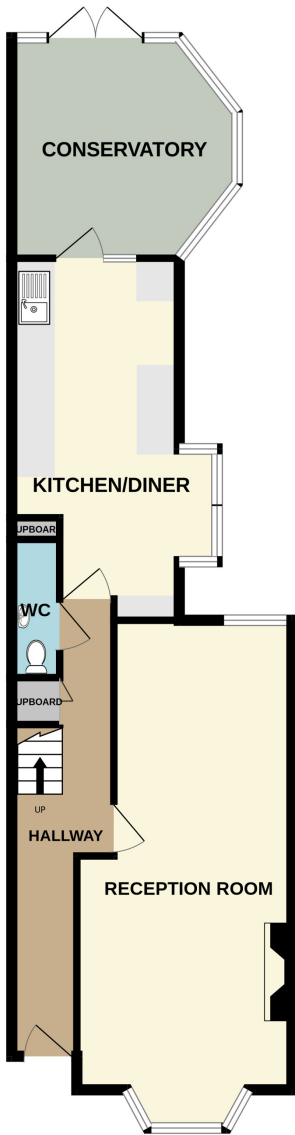
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

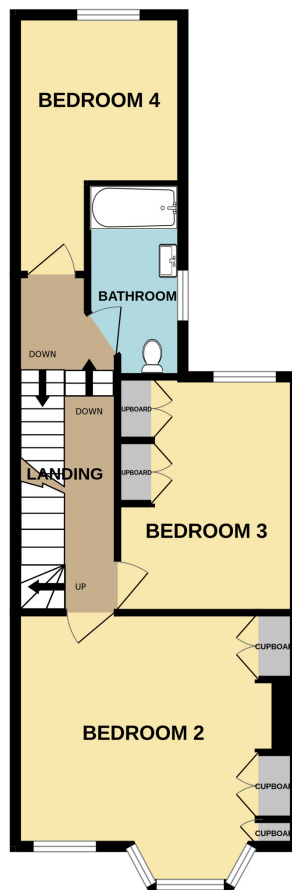
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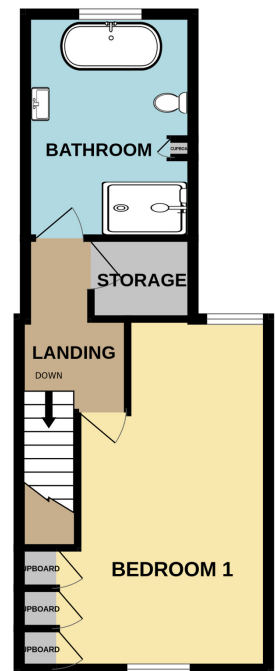
GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1596 sq.ft. (148.3 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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