



## Stanhope Gardens, ILFORD

HISTORY CHARM AND CHARACTER!! Payne and Co are delighted to offer this charming Edwardian property, situated in the heart of North Ilford. With three reception rooms and four bedrooms, there is plenty of space for a growing family. Although in need of modernisation, this property provides a fantastic opportunity to create your dream home. The property has been owned by the same family since 1906, adding a touch of history and character. It benefits from two parking spaces making it convenient for those with multiple vehicles. Located within a comfortable walking distance of local schools, Wanstead, and Valentines Park, you'll have plenty of green spaces to enjoy. Excellent transport links are also within easy reach, with local bus routes, Ilford Mainline station, and Gants Hill & Redbridge Underground stations nearby. Don't miss out on the opportunity to transform this property into your dream family home. Contact us now to arrange a viewing and secure this fantastic family home.

Guide Price £600,000

- FOUR BEDROOMS
- THREE RECEPTIONS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via double glazed door to fully enclosed storm porch, internal door to hallway.

### HALLWAY

Radiator, under stairs storage cupboard housing electric meter, coving and cornicing to ceiling, stairs to first floor with original style bannister and spindles.



### RECEPTION ONE

15' 8" to bay x 16' 9" to recess (4.78m x 5.11m)

Square bay window to front, radiator, brick style fireplace, coving and cornicing to ceiling.



### RECEPTION TWO

11' 7" x 14' 10" (3.53m x 4.52m)

Two double radiators, coving and cornicing to ceiling, centre ceiling rose, double glazed french doors to rear garden.

### RECEPTION THREE/MORNING ROOM

11' 3" x 11' 8" (3.43m x 3.56m)

Double glazed window to rear, radiator, storage cupboard housing floor mounted boiler and water tank.



### KITCHEN

7' x 7' 9" (2.13m x 2.36m)

Double glazed window to rear, double radiator, base and eye level units incorporating stainless steel sink with double drainer, gas cooker point, sliding door to ground floor WC, double glazed door to garden.



### GROUND FLOOR WC

Two frosted double glazed windows to rear, low flush WC.

## FIRST FLOOR

### BEDROOM ONE

11' 2" to fitted wardrobes x 17' 2" to bay (3.40m x 5.23m)

Double glazed square bay window to front, laminate flooring, radiator, fitted wardrobes with top boxes, mirror and dressing table area.



## BEDROOM TWO

9' 8" x 13' 4" (2.95m x 4.06m)

Double glazed window to rear, radiator.

## BEDROOM THREE

9' 7" x 10' 2" (2.92m x 3.10m)

## BEDROOM FOUR

7' 11" to recess x 11' 5" (2.41m x 3.48m)

Double glazed window to rear, feature fireplace, built-in storage cupboard.

## FIRST FLOOR BATHROOM/WC

Frosted double glazed window to rear, radiator, three piece suite incorporating panelled bath with grab handles, mixer tap and shower over, tiled splashbacks, low flush WC, vanity sink unit, pull cord light switch.



## EXTERIOR

### FRONT GARDEN

Providing off street parking for two cars, access to gas meter.

### REAR GARDEN

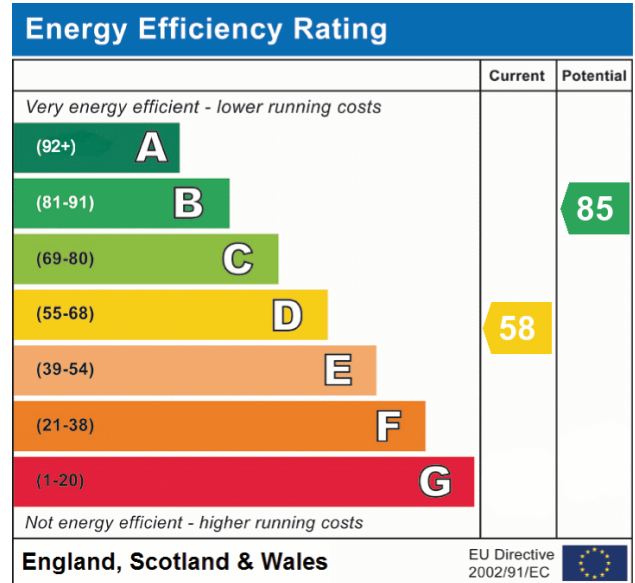
Mainly laid to lawn, flower and shrub borders, palm tree, timber shed.



## 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



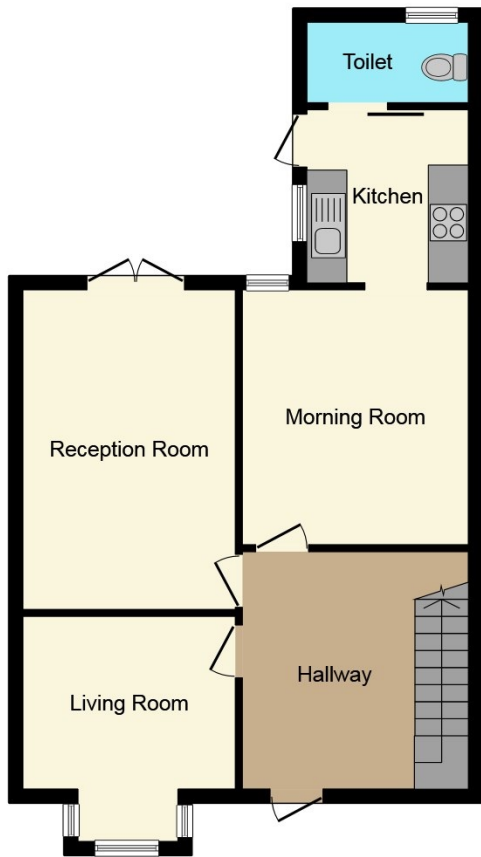
### What's Next?

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

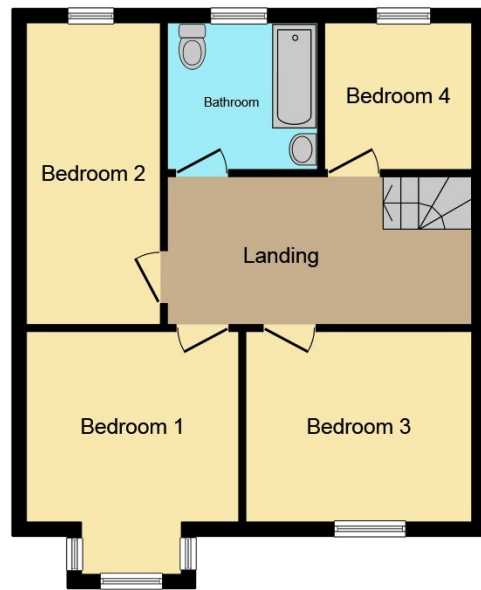
### Disclaimer

**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.

**Property Misdescriptions Act 1991:** 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 ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.