



Bengal Road, ILFORD

NO ONWARD CHAIN!! Guide PRICE £480,000 - £500,000. This three double bedroom, extended, terraced house is located off Ilford Lane within convenient walking distance to local shops, restaurants, Ilford town centre and mainline station with its Elizabeth Line transport links. The property benefits from double glazing, gas central heating, off street parking, two receptions, kitchen, cellar, utility room, ground floor WC, double glazed conservatory, three double bedrooms and family bathroom/WC on the first floor. Offered with no onward chain and priced to sell! Please call our sales team for an appointment to view.

Guide Price £480,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTIONS
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - C

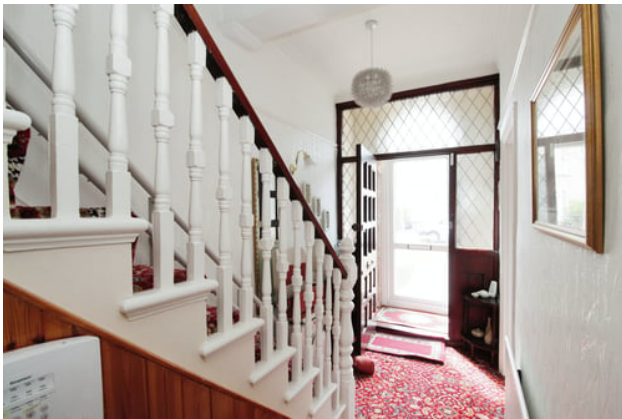
GROUND FLOOR

ENTRANCE

Via double glazed door to fully enclosed storm porch, internal double glazed door with leaded light side and fanlight to hallway.

HALLWAY

Single radiator, power points, alarm panel.



RECEPTION ONE

13' 10" to alcove x 15' 5" to bay (4.22m x 4.70m)

Double glazed leaded light bay window to front, radiator, gas fire with tiled surround and hearth, wall light points, power points, picture rail, coving to ceiling.



RECEPTION TWO

12' 2" to alcove x 12' 9" (3.71m x 3.89m)

Picture window to conservatory, double radiator, gas fire with surround, wall light points, power points, door to storage area with louvred window and single radiator.



KITCHEN

7' 4" x 8' 11" (2.24m x 2.72m)

Louvred window to rear, range of eye and base units with rolled edge worktop, stainless steel sink with single drainer and mixer tap, gas cooker point, door to cellar, door to conservatory.



CELLAR

Gas and electric meters, fuseboard.

CONSERVATORY

11' 2" x 13' 3" (3.40m x 4.04m)

Double glazed picture and casement window to rear, single radiator, wall light points, power points, double glazed double doors to garden.



GROUND FLOOR WC

Tiled floor, part tiled walls, single radiator, low level flush WC.

UTILITY ROOM

5' 9" x 6' 4" (1.75m x 1.93m)

Double glazed casement window to rear, tiled floor, part tiled walls, single radiator, pedestal basin, plumbing for washing machine, double glazed door to garden.



FIRST FLOOR

LANDING

Open balustrade staircase.

BEDROOM ONE

11' 2" to alcove x 15' 8" to bay (3.40m x 4.78m)
Double glazed leaded light bay window to front, double radiator, cupboard to alcove, picture rail, power points.



BEDROOM TWO

11' 1" x 12' 3" (3.38m x 3.73m)
Double glazed casement window to rear, single radiator, power points, fitted cupboard to alcove, picture rail.



BEDROOM THREE

8' 3" x 8' 9" (2.51m x 2.67m)
Double glazed leaded light picture and casement window to front, single radiator, power points.



FIRST FLOOR BATHROOM/WC

Double glazed casement window to rear, part tiled walls, single radiator, close coupled WC, pedestal basin, panelled bath with mixer tap and shower attachment, shower cubicle with electric shower, wall mounted boiler, built-in storage cupboard.



EXTERIOR

FRONT GARDEN

Providing off street parking.

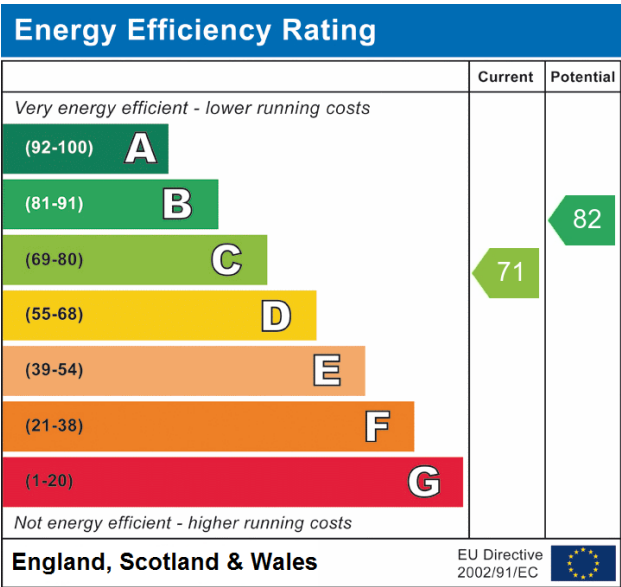
REAR GARDEN

Steps down to patio area, remainder to lawn, shrub and plant borders, path to raised rear patio and brick built shed, outside tap and sensor light.

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

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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