



Redcliffe Gardens, ILFORD

LOCATION! LOCATION! LOCATION! Guide Price £1,000,000 - £1,050,000. Take a look at this superb, six bedroom, semi-detached house which has been extended to the rear, loft and basement, offering over 3478 sq. ft of prime North Ilford accommodation with Valentines Park, Ilford main line station and local schools only a comfortable walking distance away. The many benefits include a summer house, off street parking, side access and a converted basement. This really is a wonderful opportunity for the larger family and should be viewed at your earliest convenience. Don't miss out, call and book your viewing today!

Guide Price £1,000,000

- SIX BEDROOMS
- THROUGH LOUNGE
- BASEMENT ANNEXE
- SUMMER HOUSE
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - C

GROUND FLOOR

ENTRANCE

Via front door with fanlight leading to entrance hallway.

HALLWAY

Marble tiled floor, LED spotlights to ceiling, glass skylight over stairs leading to basement, opaque glazed internal door to further hallway with double glazed picture and casement window to front entrance, Amtico flooring, double radiator, shelving to recess, LED spotlights to ceiling, coving to ceiling, stairs to first floor.



GROUND FLOOR WC

Tiled floor and walls, close coupled WC, hand wash basin with mixer tap, LED spotlights to ceiling, extractor fan.



THROUGH LOUNGE

13' 7" x 31' 8" maximum (4.14m x 9.65m)

Double glazed leaded light square bay window to front, wooden flooring, double radiator, two vertical radiators, dado rail, LED spotlights to ceiling, coving to ceiling, ceiling rose, air conditioning unit, dividing doors to reception two.



RECEPTION TWO

12' 7" x 16' 2" (3.84m x 4.93m)

Wooden flooring, two double radiators, power points, dado rail, coving to ceiling, sky lantern, LED spotlights to ceiling, air conditioning unit, double glazed leaded light double doors with matching side and fanlights leading to garden.



KITCHEN DINER

12' 4" x 19' 6" (3.76m x 5.94m)

Tiled floor, double radiator, range of grey hi-gloss eye and base units with rolled edge worktops, tiled splashback, double stainless steel sink with double drainer and mixer tap, integrated washing machine, Neff oven and microwave, AEG five range gas hob, extractor hood, halogen spotlights to ceiling, double glazed leaded light double doors with matching side and fanlights leading to garden.



BASEMENT ANNEX

ENTRANCE

Via stairs from entrance hallway, storage cupboard.

MAIN RECEPTION

11' 9" maximum x 29' 8" maximum (3.58m x 9.04m)

Double glazed picture and casement window to front, en-suite bathroom/WC.

DINING ROOM

11' 7" maximum x 18' 4" (3.53m x 5.59m)

Two double glazed picture and casement windows to side, en-suite bathroom.

FIRST FLOOR

LANDING

Double glazed coloured leaded light opaque picture and casement window to side, contemporary radiator, open balustrade staircase, coving to ceiling, halogen spotlights to ceiling.



BEDROOM ONE

13' 9" maximum x 17' 11" maximum (4.19m x 5.46m)

Double glazed leaded light square bay window to front, Amtico flooring, radiator, coving to ceiling, ceiling rose, LED spotlights to ceiling, fitted wardrobes.



EN-SUITE SHOWER/WC

5' 1" x 8' 11" (1.55m x 2.72m)

Tiled floor and walls, chrome towel radiator, wall hung WC with douche attachment, vanity sink unit with mixer tap, mirrored wall unit, shave socket, walk-in shower with thermostatically controlled shower over, LED spotlights to ceiling, extractor fan.



BEDROOM TWO

13' 6" maximum x 13' 9" (4.11m x 4.19m)

Two double glazed picture and casement windows to rear, radiator, power points, halogen spotlights to ceiling, coving to ceiling, ceiling rose.



BEDROOM THREE

9' 3" x 12' 3" (2.82m x 3.73m)

Two double glazed leaded light picture and casement windows to front, wooden flooring, radiator, power points, coving to ceiling, ceiling rose.



BEDROOM FOUR

11' 3" maximum x 12' 2" (3.43m x 3.71m)

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



FIRST FLOOR FAMILY BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC with douche attachment, vanity sink unit with mixer tap, mirrored wall unit, panelled bath with mixer tap, thermostatically controlled shower over and shower screen, under stairs storage cupboard.



SECOND FLOOR

LANDING

Open balustrade staircase, LED spotlights to ceiling, power points, storage cupboard with plumbing for washing machine.

BEDROOM FIVE

11' 1" x 13' 3" (3.38m x 4.04m)

Two double glazed casement windows to rear, wooden flooring, two double radiators, power points, LED spotlights to ceiling.

BEDROOM SIX

13' maximum x 18' 10" maximum (3.96m x 5.74m)

Two double glazed skylight windows to front, wooden flooring, power points, LED spotlights to ceiling, storage to eaves.

SECOND FLOOR SHOWER/WC

Double glazed Velux window to front, tiled floor and walls, chrome towel radiator, close coupled WC, semi-pedestal wash basin with mixer tap, quadrant shower cubicle with thermostatically controlled shower, LED spotlights to ceiling, extractor fan.

EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

Gated side access, tiled patio area, sensor light.



SUMMER HOUSE

11' 3" x 22' 4" (3.43m x 6.81m)

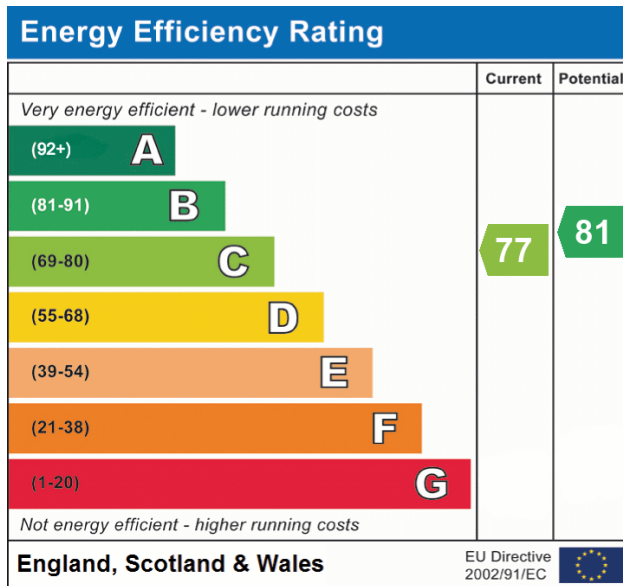
Two double glazed opaque picture and casement windows to front, tiled floor, double radiator, power points, vaulted ceiling with LED spotlights, double glazed opaque double doors to garden.

Shower room with double glazed opaque picture and casement window to rear, tiled floor, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, cubicle with thermostatically controlled shower over, storage cupboard, extractor fan.

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

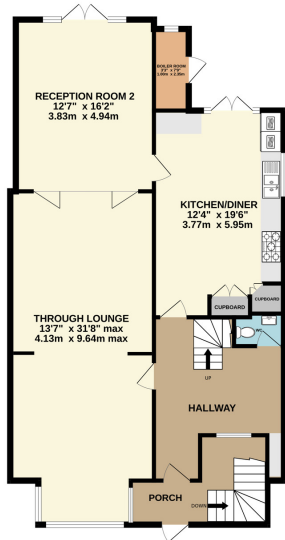
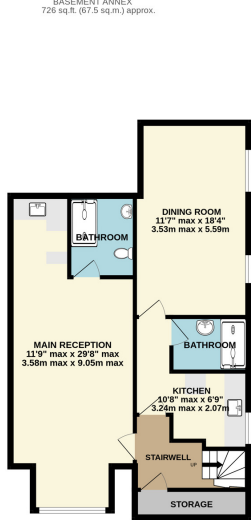
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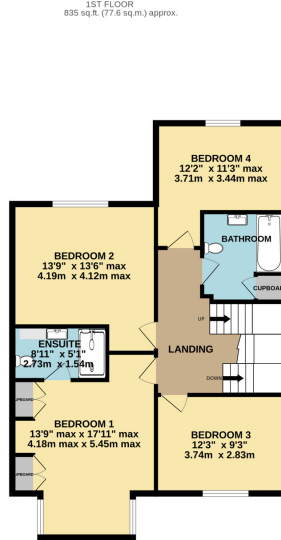
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GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.

BASEMENT ANNEX
726 sq.ft. (67.5 sq.m.) approx.



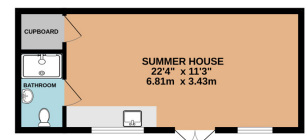
1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



3RD FLOOR
493 sq.ft. (45.8 sq.m.) approx.



SUMMER HOUSE
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 3478 sq.ft. (323.1 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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