



Ley Street, ILFORD

TAKE A LOOK!! Guide Price £475,000 - £500,000. Payne & Co are pleased to present this charming two bedroom, terraced property for sale. The house is in good condition and is ready for its new owners. It boasts two comfortable bedrooms, both featuring built-in wardrobes for your convenience. The property also contains a large first floor bathroom. The heart of this home is its reception room which is a through lounge, providing direct access to the 60ft approx. garden. It's a perfect space for entertaining or relaxing outdoors. The house also includes a fitted kitchen, ready for your culinary adventures. One of the key advantages of this property is no onward chain, and is ideally located with public transport links, schools, and local amenities all nearby. This terraced property offers a perfect blend of comfort and convenience. Don't miss out on this opportunity.

Guide Price £475,000

- TWO BEDROOMS
- FIRST FLOOR BATHROOM/WC
- 60' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed door to porch, main front door to hallway.

HALLWAY

Cupboard under stairs housing meters and fuseboard.

LOUNGE

11' 3" maximum x 24' 6" to bay (3.43m x 7.47m)

Double glazed bay window to front, two radiators, double glazed patio door to garden.



KITCHEN

8' 8" maximum x 10' 11" (2.64m x 3.33m)

Double glazed window to side, tiled floor, radiator, range of eye and base units, part tiled splashback, breakfast bar, electric oven, gas hob, stainless steel sink with mixer tap, plumbing for washing machine, cupboard housing wall mounted boiler.



LOBBY AREA

Double glazed door to garden.

FIRST FLOOR

LANDING

Access to loft.



FIRST FLOOR BATHROOM/WC

8' 9" x 10' 11" (2.67m x 3.33m)

Double glazed opaque window to rear, part tiled walls, low flush WC, vanity sink unit with mirror above, bidet, panelled bath with shower attachment and screen, airing cupboard.



BEDROOM TWO

8' 5" to chimney breast x 11' 1" (2.57m x 3.38m)

Double glazed window to rear, radiator, fitted wardrobes.



BEDROOM ONE

12' 7" to wardrobes x 13' 4" to bay (3.84m x 4.06m)

Double glazed bay window to front, radiator, fitted wardrobes.



EXTERIOR

REAR GARDEN


Approximately 60', patio, shed to rear



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		87
(69-80)	C		
(55-68)	D	65	
(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?

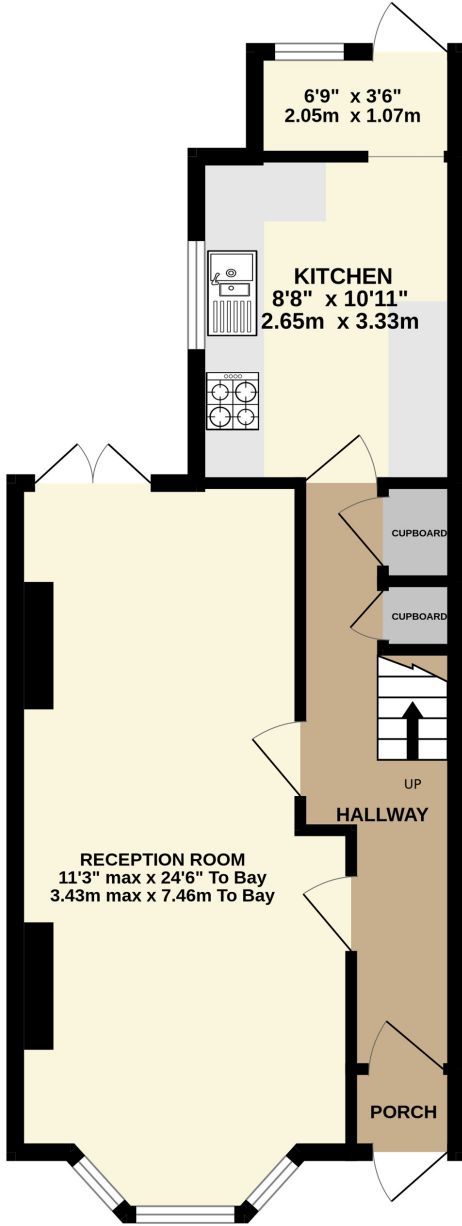
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

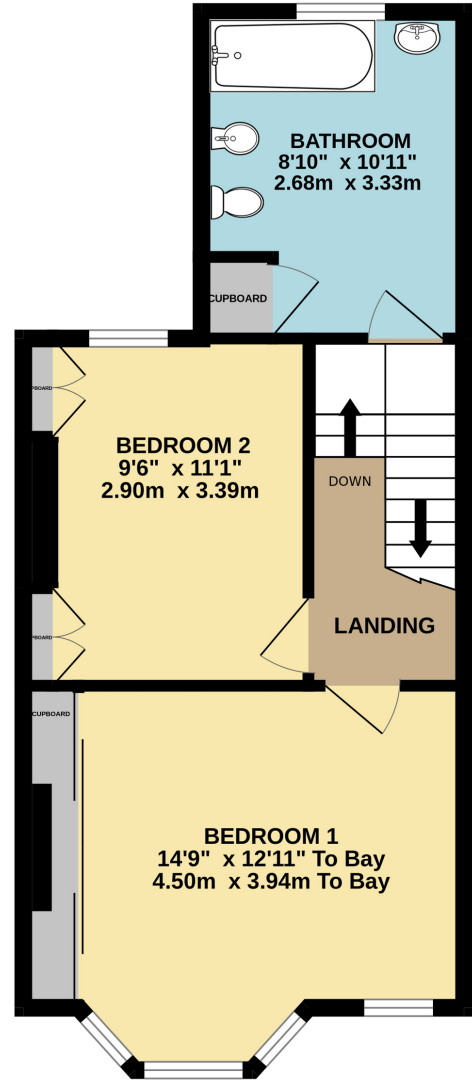
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GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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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