

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Hunter Road, ILFORD, IG1 2NW

Freehold

£490,000



Council Tax: Band C  
Redbridge

Payne & Co are pleased to offer for sale this well maintained two-bedroom terraced property. Perfectly suited for first-time buyers, investors, or families, this residence boasts several appealing features. The ground floor showcases a through lounge reception room, leading into an extended kitchen via sliding doors. This generous kitchen provides plenty of counter space with a peninsula unit and even has direct access to the rear garden. There is also a handy ground floor shower room with a WC for added convenience. On the first floor, you will find two well-presented bedrooms. The first bedroom is a spacious double with built-in wardrobes also the benefit of a loft room with eaves storage. There is also a family bathroom located on the first floor for ease. The property's outdoor space is just as inviting, with a 38ft approx. rear garden featuring a decked area and lawn, complemented by a timber shed at the rear. For those with a car, off-street parking is available. Located off Ilford Lane, the property benefits from being near public transport links, local amenities, and schools. With an extended kitchen providing space for an American style fridge-freezer and range cooker, this home offers a blend of comfort and practicality.

- Two bedrooms
- Ground floor shower room
- Loft room with storage
- Off-street parking available
- First floor bathroom
- Extended kitchen
- 38ft rear garden
- Decked area and lawn
- Close to local amenities
- Ideal family home





GROUND FLOOR

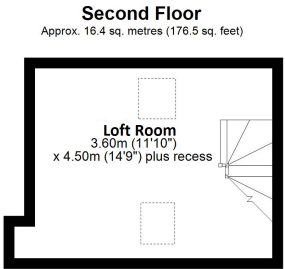
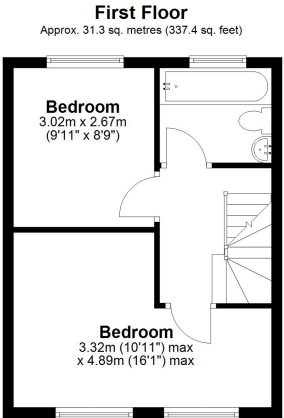
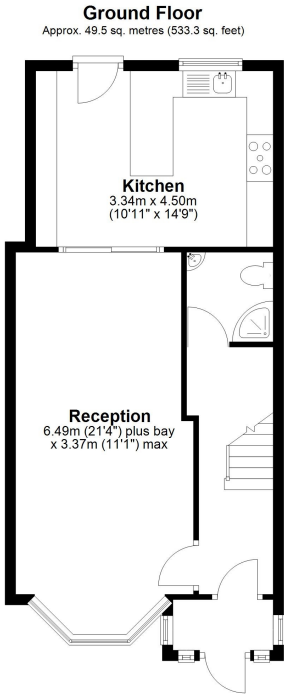
Enclosed Porch  
Hallway  
Lounge: 11' 1" max. x 21' 4" plus bay  
(3.38m x 6.50m)  
Ground Floor Shower/WC  
Kitchen: 14' 9" x 10' 11" (4.50m x 3.33m)  
**FIRST FLOOR**



Bedroom One: 16' 1" max. x 10' 11" max.  
(4.90m x 3.33m)  
Bedroom Two: 8' 9" x 9' 11" (2.67m x 3.02m)  
First Floor Bathroom/WC  
**SECOND FLOOR**

Loft Room: 14' 9" plus recess x 11' 10"  
(4.50m x 3.61m)  
**EXTERIOR**

Off Street Parking  
Rear Garden: Approximately 38'



Total area: approx. 97.3 sq. metres (1047.3 sq. feet)

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. Plan produced using PlanUp.

020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk  
151 Cranbrook Road, Ilford, IG1 4TA

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit “terms and conditions” on our website.

