



## Wanstead Lane, ILFORD

STATION LOCATION!! Guide Price £600,000 - £625,000. This three bedroom, extended terraced house benefits from double glazing, gas central heating, two receptions, L-shaped kitchen diner, ground floor WC, three first floor bedrooms, first floor bathroom/WC, off street parking and private rear garden. Conveniently located for local schools, major bus routes to Ilford town centre and mainline station with its Elizabeth line transport links, Redbridge underground station on the Central Line and good access for A12, A406, M11, M25. This property is priced to sell so please call our sales team for your appointment to view.

## Guide Price £600,000

- THREE BEDROOMS
- TWO RECEPTIONS
- 78' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - C



## GROUND FLOOR

### ENTRANCE

Via double glazed opaque front door with matching side and fanlight leading to hallway.

### HALLWAY

Single radiator, cupboard under stairs.

### RECEPTION ONE

12' 10" to bay x 13' 1" to alcove (3.91m x 3.99m)

Double glazed bay window to front, single radiator, fire surround, power points, wall light points.



### RECEPTION TWO

11' 2" x 13' 9" (3.40m x 4.19m)

Power points, double glazed double doors to kitchen diner.



### L-SHAPED KITCHEN DINER

8' 11" x 18' 10" (2.72m x 5.74m) x 6' 4" x 7' 7" (1.93m x 2.31m)

Double glazed picture and casement window to rear, tiled floor, single radiator, wall light points, range of eye and base units with rolled edge worktops, electric oven, five range gas hob, extractor hood, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, double glazed patio doors to garden.



### GROUND FLOOR WC

Tiled floor and walls, chrome towel radiator, close coupled WC, pedestal basin with mixer tap, extractor fan.

## FIRST FLOOR

### LANDING

Storage cupboard, access to loft.

### BEDROOM ONE

9' 11" x 11' 10" (3.02m x 3.61m)

Double glazed picture and casement window to front, double radiator, power points, fitted wardrobes.



**BEDROOM TWO**

11' 3" x 13' 9" (3.43m x 4.19m)

Double glazed picture and casement window to rear, single radiator, power points.



**BEDROOM THREE**

6' 4" x 7' 6" (1.93m x 2.29m)

Double glazed picture and casement window to front, power points.

**FIRST FLOOR BATHROOM/WC**

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, panelled bath with mixer tap and shower attachment.



**EXTERIOR**

**FRONT GARDEN**

Providing off street parking.

**REAR GARDEN**


78' with patio area, remainder to lawn, steps down 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			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**

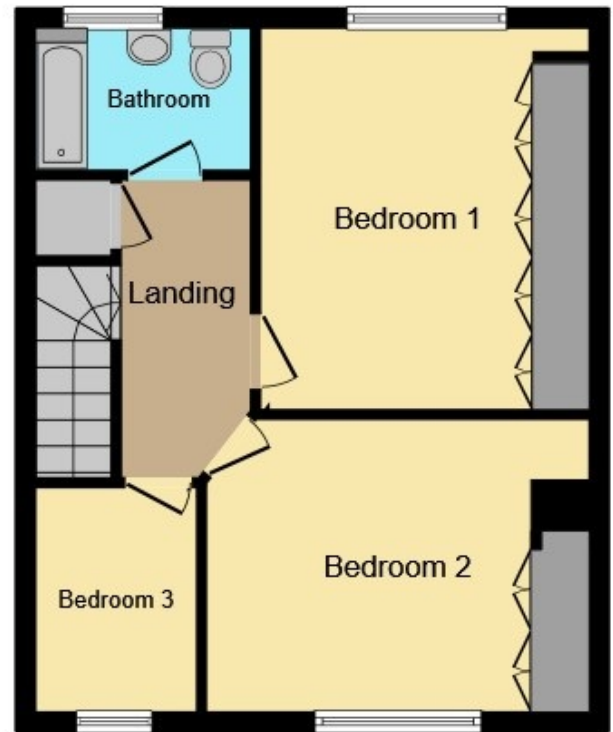
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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