



Elstree Gardens, ILFORD

£425,000

NO ONWARD CHAIN!! This three bedroom, terraced house is a blank canvas and requires updating but is priced to sell. Benefitting from double glazing, gas central heating, two large receptions, fitted kitchen, three bedrooms and first floor bathroom/WC. The property has potential for off street parking, subject to dropping the kerb, a 63' rear garden and further potential to extend, subject to planning permission. Please call our Ilford sales team for an appointment to view.

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTIONS
- FIRST FLOOR BATHROOM/WC
- 63' REAR GARDEN
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed coloured leaded light front door with matching sidelight leading to hallway.

HALLWAY

Double radiator, cupboard under stairs.

RECEPTION ONE

11' 11" to alcove x 14' 6" to bay (3.63m x 4.42m)

Double glazed round bay window to front, laminate flooring, double radiator, single radiator, power points, coving to ceiling.



RECEPTION TWO

11' 1" x 15' 7" (3.38m x 4.75m)

Double glazed picture and casement window to rear, double radiator, power points, double glazed door to garden.



KITCHEN

6' 1" x 11' 11" (1.85m x 3.63m)

Double glazed opaque picture and casement window to rear, part tiled walls, range of eye and base units with rolled edge worktops, stainless steel sink with single drainer and mixer tap, electric oven, gas hob, extractor hood, wall mounted boiler, double glazed opaque door to garden.



FIRST FLOOR

LANDING

Open balustrade staircase, access to loft.

BEDROOM ONE

11' to alcove x 14' 8" to bay (3.35m x 4.47m)

Double glazed bay window to front, laminate flooring, two single radiators, power points, fitted wardrobes.



BEDROOM TWO

11' 6" to alcove x 11' 6" (3.51m x 3.51m)

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



BEDROOM THREE

6' 4" x 8' 3" (1.93m x 2.51m)

Double glazed oriel bay window to front, laminate flooring, single radiator, power points.



FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, part tiled walls, chrome towel radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap and shower attachment.



EXTERIOR

REAR GARDEN

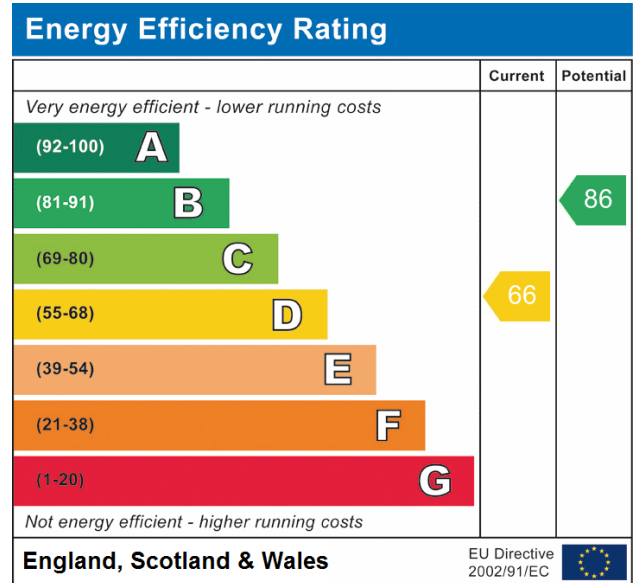
63' with concrete shed.



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?

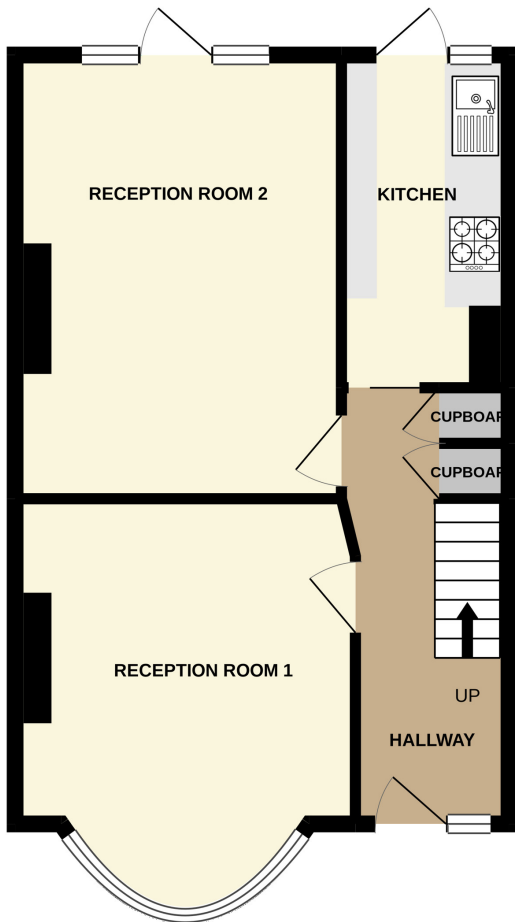
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

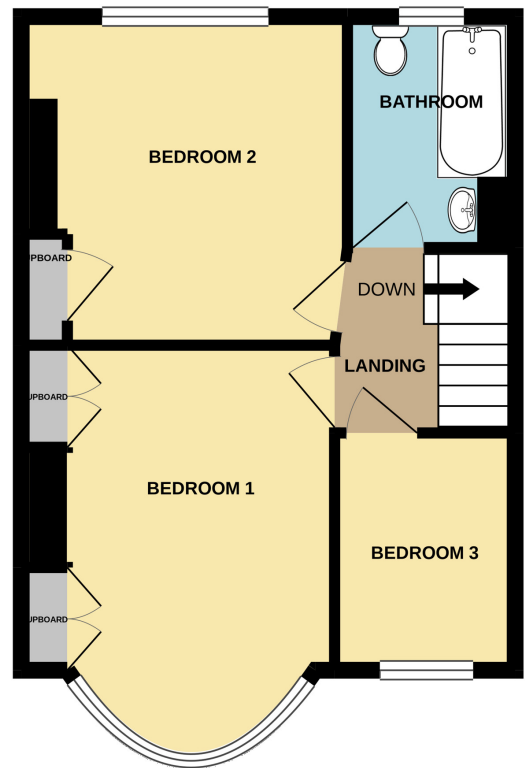
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GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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