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Daffodil Gardens, ILFORD, IG1 2HZ

Freehold

Guide Price £475,000



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Council Tax: Band E  
Redbridge

Guide Price £475,000 - £500,000. This end of terrace house, located off Ilford Lane, is currently on the market. The property is ideal for families, offering three bedrooms, one of which comes with an en-suite. The house also features two reception rooms, perfect for entertaining or relaxing. In addition, there's a practical kitchen where you can prepare your meals. One of the standout features of this property is the conservatory, which offers extra living space and a pleasant view of the approximately 25ft garden. The ground floor also benefits from a convenient WC. Plus, there's allocated parking, making it easy for you if you own a car. For additional convenience, the property includes a side gate. This house offers the potential to become a warm and welcoming family home. Its location off Ilford Lane places it in a great spot, with easy access to local amenities. With the right touch, you can turn this property into your dream home.

- Three bedrooms
- Two reception rooms
- Approximately 25ft garden
- Off Street Parking
- En-suite bedroom
- Conservatory with garden view
- Ground floor WC
- Great location off Ilford Lane





GROUND FLOOR

- Hallway
- Ground Floor WC
- Reception One: 11' 9" x 16' 6" (3.58m x 5.03m)
- Conservatory: 9' 11" x 14' 9" (3.02m x 4.50m)
- Reception Two: 7' 7" into recess x 9' 5" (2.31m x 2.87m)
- Kitchen: 6' 11" x 8' 11" (2.11m x 2.72m)



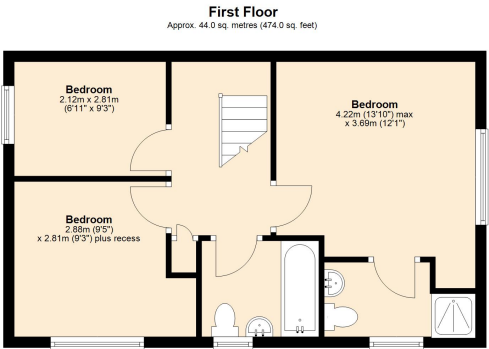
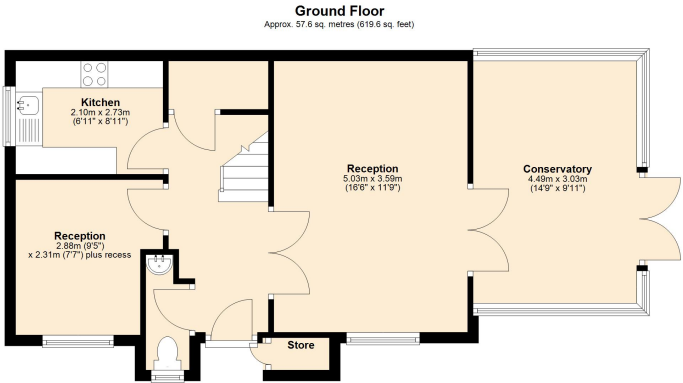
FIRST FLOOR

- Bedroom One: 12' 1" x 13' 10" (3.68m x 4.22m)
- En-Suite Shower/WC
- Bedroom Two: 9' 3" into recess x 9' 5" (2.82m x 2.87m)
- Bedroom Three: 6' 11" x 9' 3" (2.11m x 2.82m)
- First Floor Bathroom/WC



EXTERIOR

- Front Garden
- Off Street Parking / Permit Parking (Subject to application)
- Rear Garden: Approximately 25'



Total area: approx. 101.6 sq. metres (1093.6 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.

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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.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			85
(69-80)	C		71	
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	