

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



PAYNE & Co

Ripon Gardens, ILFORD, IG1 3SL

Freehold

Guide Price £575,000



Council Tax: Band D
Redbridge

Guide Price: £575,000 - £600,000. This semi-detached house, currently listed for sale, offers an excellent opportunity for anyone looking to add their own stamp to a property. Although the house is in need of modernisation, it has a solid structure and a layout that offers great potential. Inside, you'll find three bedrooms, a single bathroom with a W.C downstairs and two reception rooms, providing ample space for a growing family or for those who value additional living areas. The property also includes a kitchen, ready for you to update according to your taste and style. One of the key features of this property is its generous off-street parking, a feature that is increasingly in demand in today's market. Additionally, there is side access to the property, providing a practical and convenient entry point. Also, with in walking distance of Redbridge Station. This semi-detached house promises a wealth of opportunity for the right buyer. Whether you're a first-time buyer looking for a project, an investor seeking a profitable renovation, or a family in search of a home to make your own, this property could be the perfect fit.

- No Onward Chain
- Three bedrooms
- Off Street Parking
- Two Receptions

- Semi Detached House
- Close to Stations
- Great renovation potential
- Potential to Extend STPP



GROUND FLOOR

Enclosed Porch

Hallway

Reception One: 12' 11" x 22' 6" plus bay
(3.94m x 6.86m)

Reception Two: 9' 3" x 11' 7" (2.82m x 3.53m)

Kitchen Diner: 9' 2" x 23' 4" (2.79m x 7.11m)

Utility Area:

Conservatory: 18' 2" x 9' 6" (5.54m x 2.90m)

FIRST FLOOR

Bedroom One: 11' x 11' 3" (3.35m x 3.43m)

Bedroom Two: 11' x 10' 10" (3.35m x 3.30m)

Bedroom Three: 8' 1" x 8' 2" (2.46m x 2.49m)

First Floor Bathroom/WC

EXTERIOR

Off Street Parking

Rear Garden



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.

