

PAYNE & Co

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www.payneandco.co.uk



Staines Road, ILFORD, IG1 2XF

Freehold

Guide Price £560,000



Council Tax: Band C  
Redbridge

Guide Price: £560,000 - £570,000. THIS PROPERTY TICKS ALL THE BOXES!! Take a look at this wonderful, period style, double bayed, brick fronted, four bedroom house which has been well maintained by its present owners. The many benefits include extensive double glazing, gas central heating, double bedroom with en-suite, three further bedrooms, first floor bathroom/WC, spacious through lounge, fitted kitchen diner and well kept garden with garden room. The property is conveniently located for the vibrant Ilford Lane with its independent shops, local bus routes, schools, parks, Barking town centre, Ilford town centre and mainline station. An early viewing is essential to avoid disappointment!

- FOUR BEDROOMS
- TWO BATHROOMS
- OUTBUILDING
- EPC - C
- FREEHOLD
- COUNCIL TAX - BAND C





**GROUND FLOOR**

ENTRANCE

LOUNGE/DINER

GROUND FLOOR WC

KITCHEN

**FIRST FLOOR**

BEDROOM ONE

BEDROOM TWO

FIRST FLOOR BATHROOM/WC

**SECOND FLOOR**

BEDROOM THREE

EN-SUITE SHOWER/WC

BEDROOM FOUR

**EXTERIOR**

FRONT GARDEN

REAR GARDEN

OUTBUILDING

AGENTS NOTE



**Staines Road, IG1 2XF**

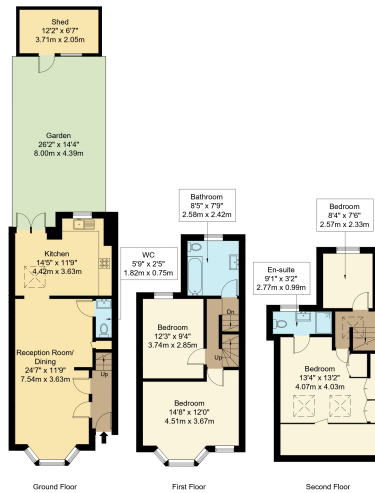
Approx Gross Internal Area = 116.09 sq m / 1249 sq ft

Garden = 33.50 sq m / 360 sq ft

Shed = 7.61 sq m / 81 sq ft

Eaves Storage = 6.72 sq m / 72 sq ft

Total = 163.92 sq m / 1764 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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			
(94+)	A		
(81-91)	B		84
(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			



