



Mortlake Road, ILFORD

Guide Price £450,000 - £475,000. This property is offered with no onward chain, is in need of modernisation and offers lots of potential to extend up in the loft, subject to planning permission. A great size family home which benefits from double glazing, gas central heating, two receptions, kitchen leading in to family Bathroom, good size rear garden and three first floor bedrooms. Located at the quiet end of Mortlake Road and within convenient walking distance to South Park, Ilford Lane and its shops and restaurants, Ilford town centre and mainline station with its Elizabeth Line transport links. This property is priced to sell so please call our sales team for an appointment to view.

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- THREE BEDROOMS
- GROUND FLOOR BATHROOM/WC
- REAR GARDEN
- COUNCIL TAX - BAND D
- FREEHOLD
- EPC-D

GROUND FLOOR

HALLWAY



LOUNGE



11' 7" x 25' 9" (3.53m x 7.85m)

KITCHEN



9' 1" x 15' 1" (2.77m x 4.60m)

GROUND FLOOR BATHROOM/WC

FIRST FLOOR

BEDROOM ONE



14' 1" x 15' 1" (4.29m x 4.60m)

BEDROOM TWO



9' 3" x 11' 5" (2.82m x 3.48m)

BEDROOM THREE



9' 4" x 15' 2" (2.84m x 4.62m)

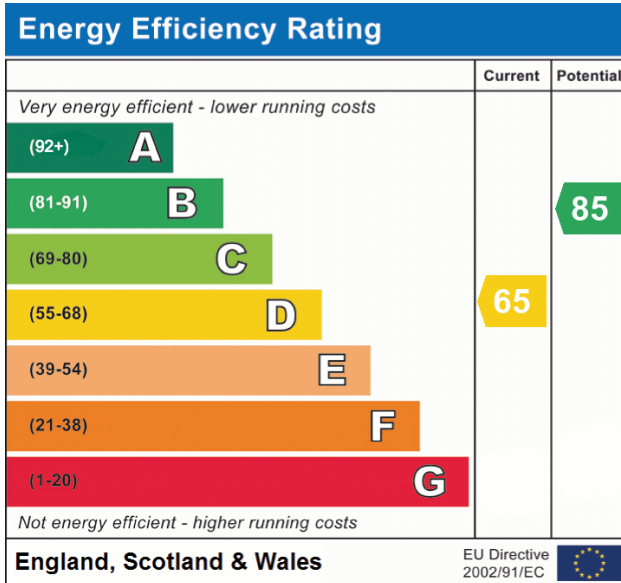
EXTERIOR

REAR GARDEN



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.



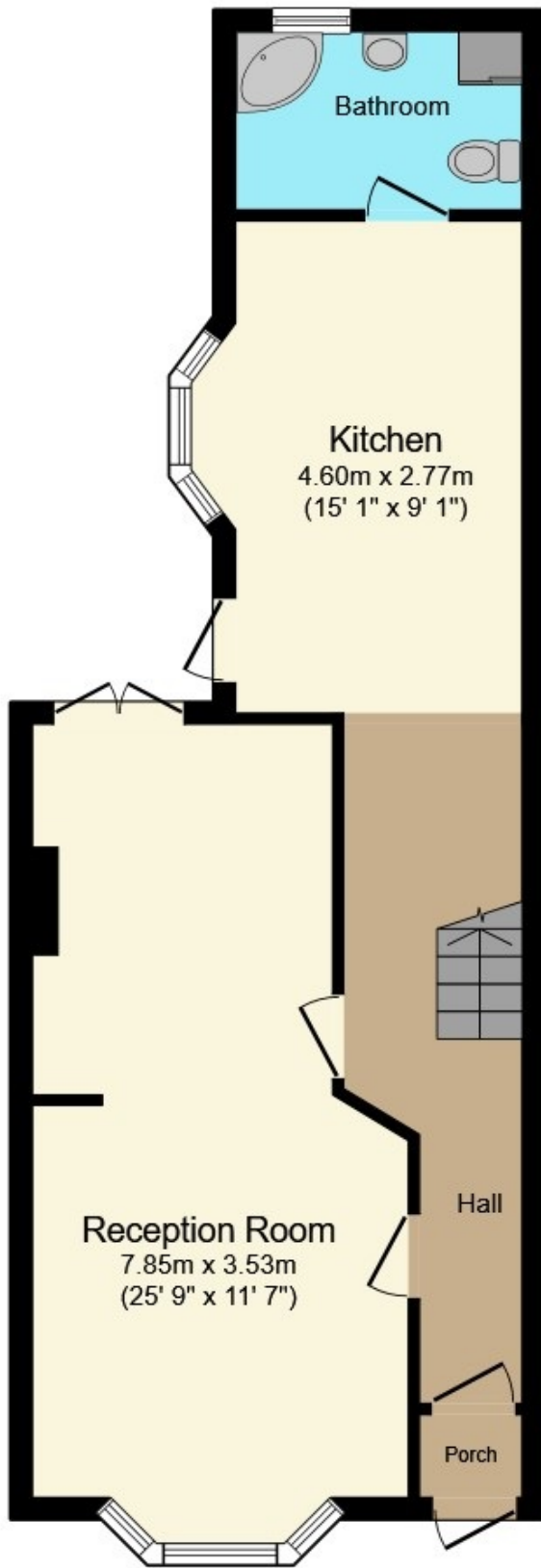
What's Next?

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

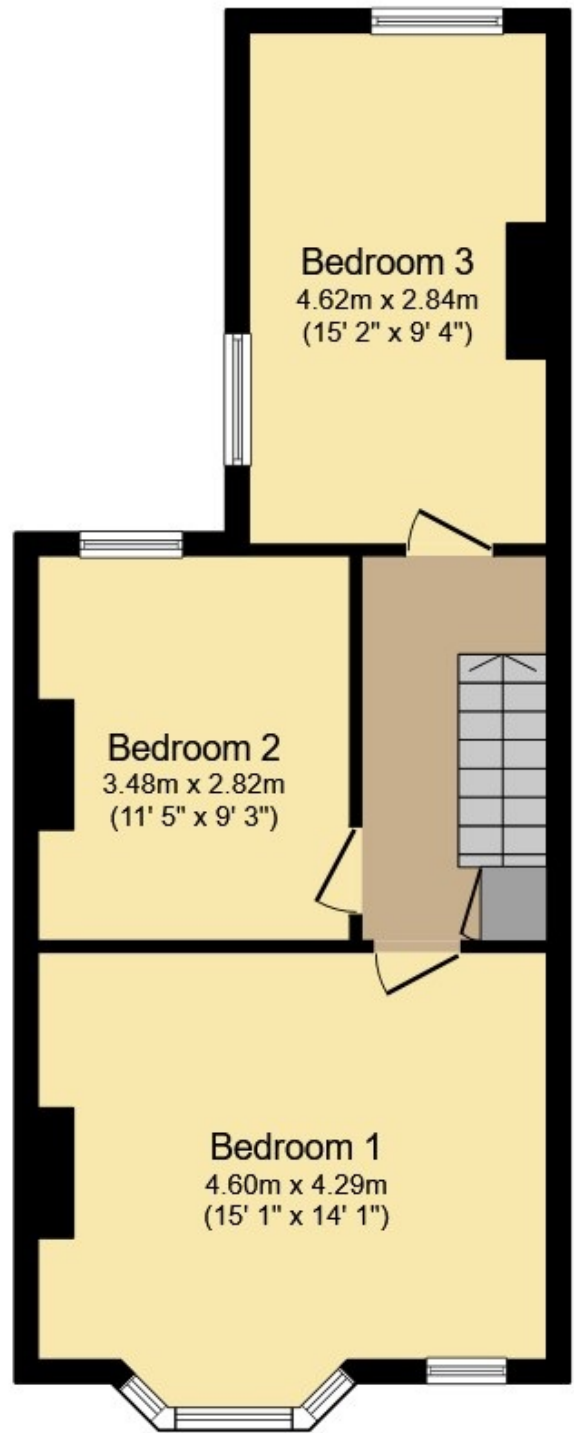
Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.