



## Wanstead Park Road, ILFORD

LOTS OF POTENTIAL!! Guide Price £550,000 - £575,000. This property is currently being used as a Montessori nursery with D1 use and the owners have confirmed they are happy to convert it back into residential use. The current layout comprises large through lounge, study, kitchen and washroom to the ground floor, four potential bedrooms on the first floor with a potential bathroom/WC. Benefits include double glazing, gas central heating, off street parking, self contained unit with WC to the rear of the garden. Located within convenient walking distance to Redbridge underground station, Ilford town centre and mainline station with its Elizabeth Line transport links and is offered with no onward chain. Please call our sales team for more information and an appointment to view.

## Guide Price £550,000

- FOUR BEDROOMS
- TWO RECEPTIONS
- 41' REAR GARDEN
- OFF STREET PARKING
- FREEHOLD
- EPC - D



## GROUND FLOOR

### ENTRANCE

Via double glazed front door to hallway.

### HALLWAY

Opaque glazed picture window to front, half panelled walls, wooden flooring, radiator, cupboard under stairs, coving to ceiling.



### KITCHEN

9' 1" x 9' 4" (2.77m x 2.84m)

range of eye and base units with rolled edge worktops, tiled splashback, dual fuel range cooker with stainless steel splashback and extractor hood, recess for two fridge freezers, one and three quarter bowl stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, air conditioning unit, storage cupboard.



### THROUGH LOUNGE

14' 2" narrowing to 13' 3" x 28' 4" (4.32m x 8.64m)

Double glazed bay window to front, half panelled walls, wooden flooring, two double radiators, power points, telephone point, coving to ceiling, door to lobby.



### LOBBY

Wooden flooring, double radiator, double glazed opaque door to garden.

### GROUND FLOOR WASHROOM

Double glazed opaque picture and casement window to rear, part tiled walls, double radiator, two WC's, two hand wash basins, extractor fan.



### RECEPTION TWO/STUDY

6' 5" x 7' 5" (1.96m x 2.26m)

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



## FIRST FLOOR

### BEDROOM ONE

13' 7" x 17' (4.14m x 5.18m)

Double glazed bay window to front, wooden flooring, two double radiators, power points, coving to ceiling, currently open to bedroom two and bedroom three.



### BEDROOM TWO

11' 1" to alcove x 11' 6" (3.38m x 3.51m)

Double glazed picture and casement window to rear, double radiator, power points, hand wash basin.



### BEDROOM THREE

9' 2" to alcove x 10' 1" (2.79m x 3.07m)

Double glazed oriel bay window to front, double radiator, power points.



### FIRST FLOOR WASHROOM

Double glazed opaque picture and casement window to rear, part tiled walls, two close coupled WC's, two hand wash basins, door to bedroom four.



### BEDROOM FOUR

6' 1" x 6' 7" (1.85m x 2.01m)

Part tiled walls, radiator, door to WC.

### FIRST FLOOR WC

Double glazed opaque picture and casement window to rear, part tiled walls, close coupled WC, hand wash basin.



### EXTERIOR

#### FRONT GARDEN

Providing off street parking.

#### REAR GARDEN

41' with ramp down, two storage cupboards, sensor light.



### OUTBUILDING

10' 7" x 15' 8" (3.23m x 4.78m)

Double glazed picture and casement window to front, laminate flooring, power points, halogen spotlights to ceiling, double glazed door to garden access to WC with double glazed opaque picture and casement window to rear, tiled splashback, close coupled WC, hand wash basin, halogen spotlights to ceiling.





## **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.

### ***What's Next?***

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

## **Disclaimer**

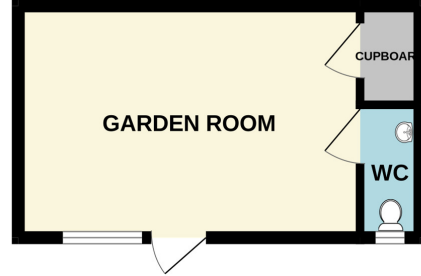
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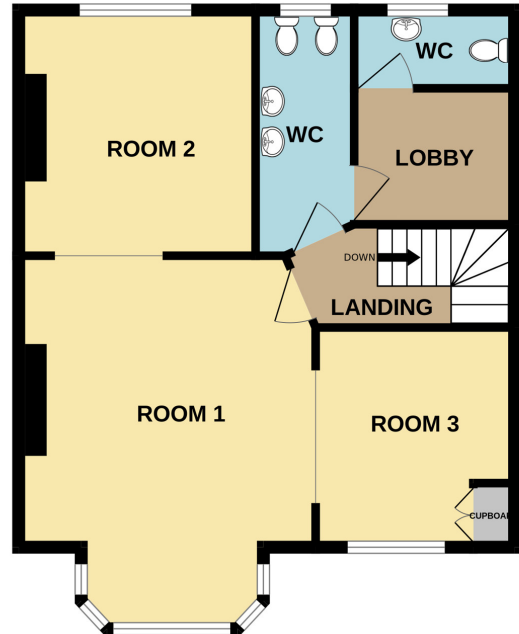
GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



GARDEN ROOM  
195 sq.ft. (18.1 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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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