



Sackville Gardens, ILFORD

£650,000

NORTH ILFORD LOCATION!! No onward chain!! This four bedroom, extended, period property benefits from double glazing, gas central heating, large lounge to the front, open plan kitchen with recessed dining area, ground floor shower/WC, four good size bedrooms, first floor bathroom/WC, off street parking and a lovely rear garden which is ideal for entertaining friends and family. This property has further potential to extend to the loft, subject to planning permission. Perfectly located for The Drive and its major bus routes to Redbridge station, Ilford town centre and mainline station with its Elizabeth Line transport links, local shops, Valentines Park, Wanstead Park and places of worship. Offered with no onward chain so please call our sales team for an appointment to view.

- NO ONWARD CHAIN
- FOUR BEDROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed double doors to fully enclose storm porch, double glazed opaque internal door with matching side and fanlight leading to hallway.

HALLWAY

Laminate flooring, double radiator, cupboard under stairs, coving to ceiling.



LOUNGE

14' 2" x 16' 9" to bay (4.32m x 5.11m)

Double glazed bay window to front, laminate flooring, two double radiators, gas coal effect fire with surround, power points, picture rail, coving to ceiling, dividing doors to kitchen diner.



KITCHEN DINER

14' 8" x 24' 10" (4.47m x 7.57m) x 6' 6" x 10' 1" (1.98m x 3.07m)

Double glazed picture and casement window to rear, laminate flooring, two double radiators, fire surround, power points, picture rail, recessed dining area with storage to alcoves, range of eye and base units with rolled edge worktop, five range gas hob with stainless steel splashback and extractor hood, double electric oven, stainless steel sink with single drainer and mixer tap, tiled splashback, plumbing for dishwasher, double glazed double doors to garden.



GROUND FLOOR SHOWER/WC

6' 10" x 10' 1" (2.08m x 3.07m)

Double glazed opaque picture and casement window to rear, tiled floor, chrome towel radiator, quadrant shower cubicle, close coupled WC, vanity sink unit with mixer tap, cupboard housing plumbing for washing machine and dryer, halogen spotlights to ceiling.



FIRST FLOOR

LANDING

Open balustrade staircase, access to loft.

BEDROOM ONE

11' 10" to chimney breast x 15' to bay (3.61m x 4.57m)

Double glazed bay window to front, radiator, power points, double aspect fitted wardrobes with vanity desk unit.



BEDROOM TWO

9' 8" to alcove x 13' 1" (2.95m x 3.99m)

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



BEDROOM THREE

9' 7" x 10' 3" (2.92m x 3.12m)

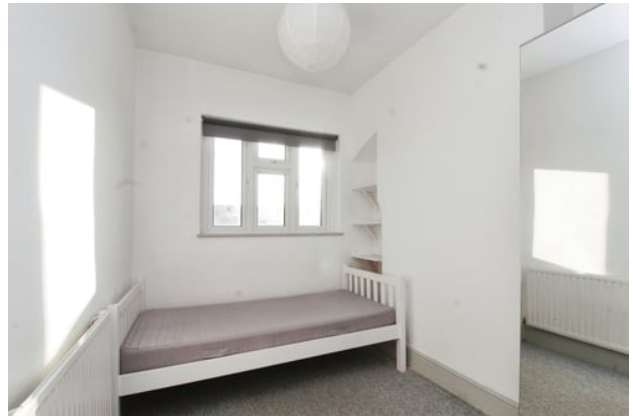
Double glazed picture and casement window to rear, single radiator, power points.



BEDROOM FOUR

8' 1" to alcove x 10' 2" (2.46m x 3.10m)

Double glazed picture and casement window to rear, power points.



FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, panelled bath with grab rails, mixer tap and thermostatically controlled shower over, LED spotlights to ceiling.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

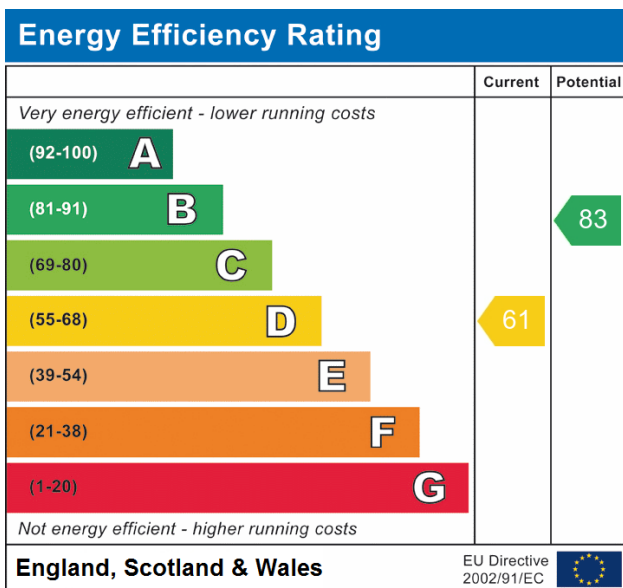
42' with paved patio area, steps down to lawn area with stepping stone path, outside light and water tap, secluded rear pergola, timber shed.



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.

EPC



What's Next?

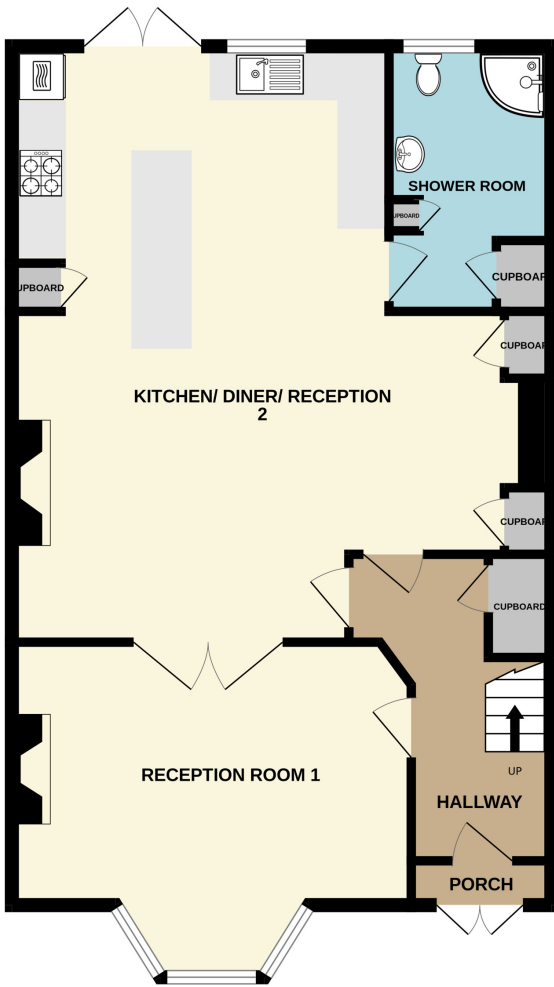
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

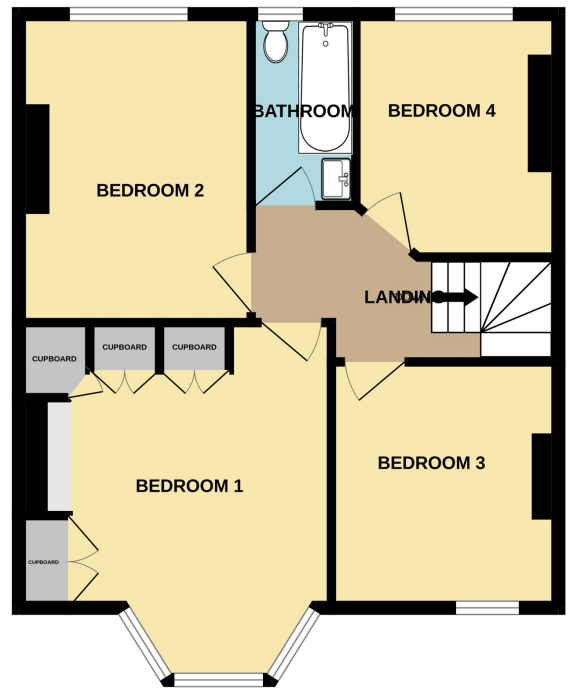
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GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 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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