

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Ely Gardens, ILFORD, IG1 3NQ

Freehold

£800,000



4



2



2



D

Council Tax: Band F
Redbridge

For sale is this end of terrace house that holds an abundance of potential. The property is in need of modernising, offering a fantastic opportunity for investors or families looking to put their personal stamp on a generously spaced home. The house comprises of four bedrooms and two bathrooms, providing ample living arrangement for large families or shared living. The property is also home to two reception rooms, creating a versatile living space that can be adapted to suit a variety of needs, whether it be a home office, a playroom, or an additional lounge area. The house also boasts a kitchen, providing an area to host and entertain. Its location near public transport links adds another layer of convenience, making commuting or travelling a breeze. This is a unique chance to acquire a property with a wealth of potential, ready for someone to transform it into their dream home. Join us in viewing this property and envision the possibilities it holds.

- No Onward Chain
- End of terrace house
- Two Reception Rooms
- Walking distance to station

- Detached Garage
- Four Bedrooms
- Potential to Extend STPP
- Versatile living space



GROUND FLOOR

Enclosed Porch

Hallway

Reception One: 14' 6" x 27' 6" plus bay (4.42m x 8.38m)

Reception Two: 11' 11" x 15' 7" (3.63m x 4.75m)

Kitchen: 14' 10" max. x 8' 7" plus recess (4.52m x 2.62m)

Utility Area:

Ground Floor WC

FIRST FLOOR

Bedroom One: 12' 10" x 11' 7" (3.91m x 3.53m)

Bedroom Two: 12' 10" x 12' 4" (3.91m x 3.76m)

Bedroom Three: 11' 6" max. x 15' 5" plus bay (3.51m x 4.70m)

Bedroom Four: 8' x 8' 2" plus bay (2.44m x 2.49m)

Bathroom/WC

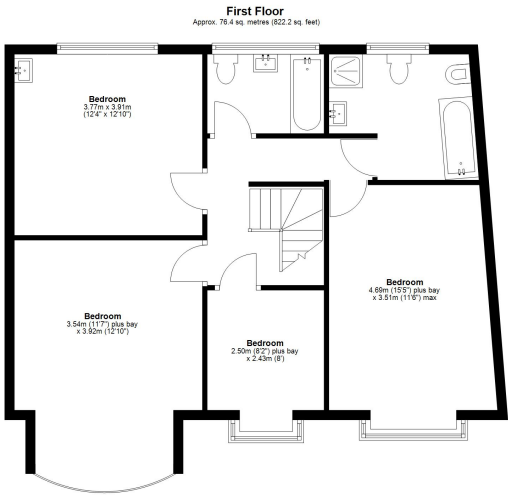
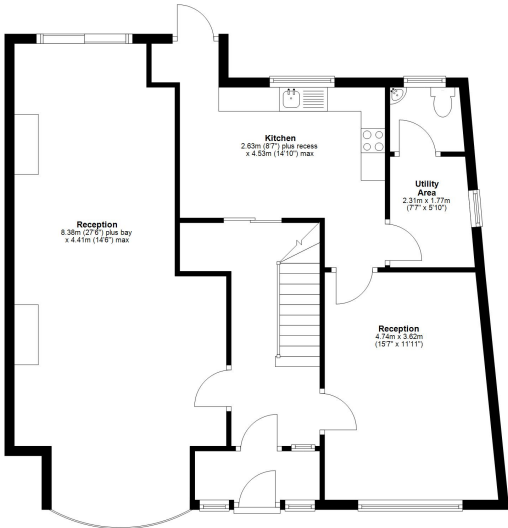
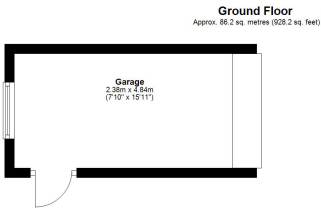
Bathroom/Shower/WC

EXTERIOR

Detached Garage: 7' 10" x 15' 11" (2.39m x 4.85m)

Off Street Parking

Back Garden



Total area: approx. 162.6 sq. metres (1750.4 sq. feet)
While every attempt has been made to ensure the accuracy of the floorplans, measurements of floor, ceiling, walls, doors and any other parts 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. Plan produced using PlanIt.

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.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			84
(69-80)	C			
(55-68)	D		55	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

