



Montreal Road, ILFORD

£550,000

COMMONWEALTH ESTATE LOCATION!! This three/four bedroom terraced house is ideally located for Valentines Park, local schools, Ilford town centre and mainline station with its Elizabeth Line transport links. The property benefits from double glazing, gas central heating, two receptions, modern fitted kitchen, three first floor bedrooms, one of which leads to a first floor bathroom/WC, second floor bedroom with en-suite shower/WC, off street parking and a 65' rear garden. Priced to sell so please call our sales team for an appointment to view.

- THREE/FOUR BEDROOMS
- TWO RECEPTIONS
- TWO BATHROOMS
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed opaque leaded light front door with side and fanlight leading to hallway.

HALLWAY

Laminate flooring, radiator with cover, telephone point, alarm panel, dado rail, picture rail, coving to ceiling, recess under stairs.

RECEPTION ONE

12' 7" x 14' 11" to bay (3.84m x 4.55m)

Double glazed coloured leaded light bay window to front, wooden flooring, radiator with cover, power points, picture rail, coving to ceiling, dividing doors to reception two.



RECEPTION TWO

10' 10" to alcove x 14' 4" to bay (3.30m x 4.37m)

Double glazed picture and casement window to rear, laminate flooring, radiator with cover, power points, picture rail, coving to ceiling, archway to kitchen, double glazed door to garden.



KITCHEN

6' 10" maximum x 15' 9" (2.08m x 4.80m)

Double glazed picture and casement window and double glazed opaque casement window to side, laminate flooring, radiator, range of eye and base units with rolled edge worktops, electric cooker point, extractor hood, tiled splashbacks, ceramic sink with single drainer and mixer tap, plumbing for washing machine and slimline dishwasher, LED spotlights to ceiling, cupboard housing wall mounted boiler.



FIRST FLOOR

LANDING

Open balustrade staircase, dado rail, stairs to second floor.



BEDROOM ONE

17' 1" to chimney breast narrowing to 9' 9" to chimney breast x 14' 11" to bay (5.21m x 4.55m)

Double glazed coloured leaded light bay window to front with storage and drawers under, further double glazed coloured leaded light picture and casement window to front, vertical radiator, fitted wardrobe to alcove, further fitted wardrobe, open cast fireplace, picture rail, coving to ceiling.



BEDROOM TWO

8' 8" to chimney breast x 12' (2.64m x 3.66m)

Double glazed casement window to rear, radiator, fitted wardrobe to alcove, open cast fireplace, picture rail.



BEDROOM THREE

8' x 9' 7" (2.44m x 2.92m)

Double glazed casement window to rear, radiator, door to bathroom.



BATHROOM/WC

Double glazed opaque casement window to side, tiled floor and walls, chrome towel radiator, walk-in cubicle with thermostatically controlled shower over, back to wall WC, vanity sink unit with mixer tap, storage cupboard, LED spotlights to ceiling, extractor fan.



SECOND FLOOR

LANDING

Double glazed skylight window to front, open balustrade staircase.

BEDROOM FOUR

12' 7" narrowing to 9' 4" x 19' to narrowing head height (3.84m x 5.79m)

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



EN-SUITE SHOWER/WC

Double glazed opaque picture and casement window to rear, radiator, close coupled WC, pedestal basin with mixer tap, cubicle with thermostatically controlled shower over, LED spotlights to ceiling, extractor fan.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

65' with paved patio area, brick built BBQ with retaining wall, remainder to lawn with stepping stone path, rear patio, outside tap.



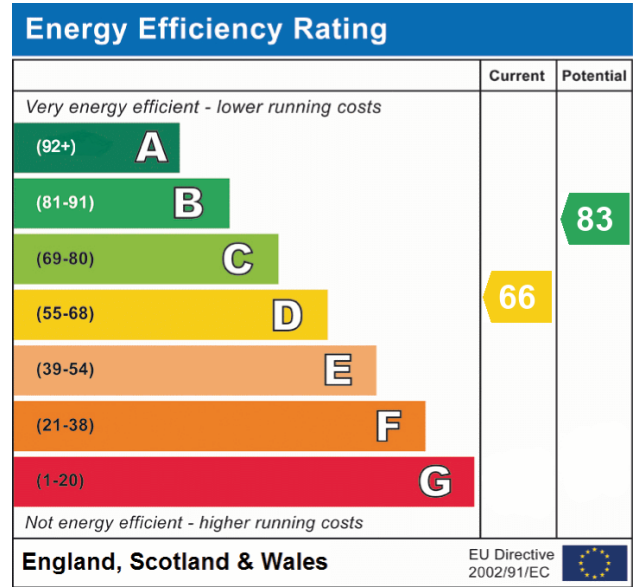
OUTSIDE WC

Part tiled walls, low level flush WC, 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 £300 from the company we recommend.

EPC



What's Next?

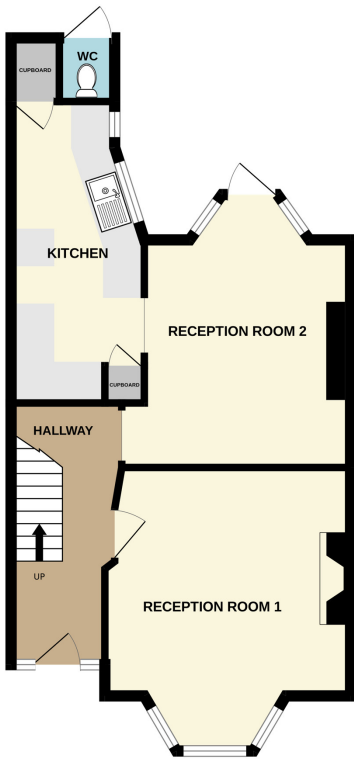
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

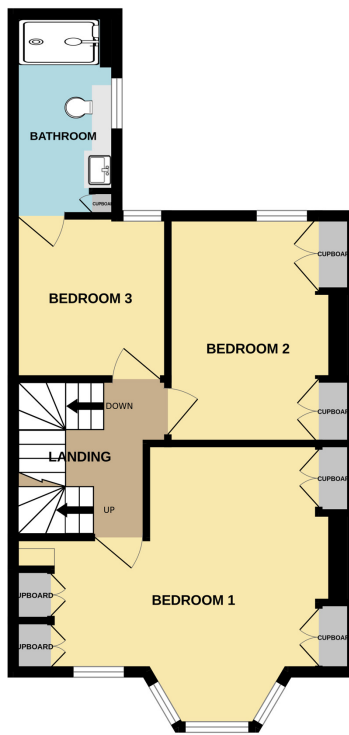
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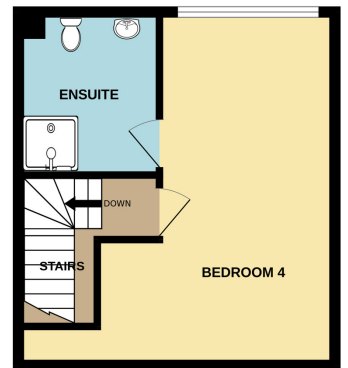
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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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