



## Brisbane Road, ILFORD

£875,000

CALLING ALL FAMILIES!! This well kept, extended, double fronted terraced house is located in the heart of The Commonwealth Estate and offers great size living accommodation with two receptions, cellar, extended kitchen diner, ground floor shower/wet room/WC, four good size first floor bedrooms and first floor family bathroom/WC. Further benefits include off street parking, an L-shaped rear garden and detached garage. There is also further potential to develop to the rear of the garden, subject to planning permission. This will create a lot of interest so please call our sales team for more information and an appointment to view.

- FOUR BEDROOMS
- TWO RECEPTIONS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via double glazed fully enclosed storm porch, laminate flooring, porch light, double glazed opaque internal door to hallway.

### HALLWAY

Double radiator, telephone point, wall mounted thermostat control, coving to ceiling, access to ground floor shower/WC, door to cellar.

### THROUGH LOUNGE

11' 10" x 26' 4" (3.61m x 8.03m)

Double glazed bay window to front, two double radiators, brick built fire surround, power points, bi-fold doors to kitchen diner.



### RECEPTION TWO

11' 10" to alcove x 18' 4" to bay (3.61m x 5.59m)

Double glazed bay window to front, double radiator, brick built fire surround, power points, coving to ceiling, access to ground floor shower/WC.



### KITCHEN DINER

9' 6" x 28' 6" (2.90m x 8.69m)

Two double glazed picture and casement windows to rear, laminate flooring, double radiator, range of eye and base units with rolled edge worktops, peninsular breakfast bar, tiled splashbacks, electric oven, five range gas hob, extractor hood, sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, wall mounted boiler, spotlights to ceiling, coving to ceiling, double glazed door to garden.



### GROUND FLOOR SHOWER ROOM

Part tiled walls, laminate flooring, chrome towel radiator, pedestal basin with mixer tap, cubicle with thermostatically controlled shower over, concertina door to ground floor WC.



### GROUND FLOOR WC

Part tiled walls, close coupled WC, extractor fan, storage cupboard.

## FIRST FLOOR

### SPLIT LEVEL LANDING

Double glazed picture and casement window to rear, open balustrade staircase, access to loft.

### BEDROOM ONE

14' 8" to bay x 14' 6" to wardrobe (4.47m x 4.42m)

Double glazed bay window and double glazed picture and casement window to front, single radiator, power points, full height fitted wardrobes.



### BEDROOM TWO

9' 10" to fitted wardrobes x 14' 5" to bay (3.00m x 4.39m)

Double glazed bay window to front, single radiator, power points, full height fitted wardrobes.



### BEDROOM THREE

8' 4" to fitted wardrobe x 11' 5" (2.54m x 3.48m)

Double glazed picture and casement window to rear, single radiator, power points, full height fitted wardrobes.



### BEDROOM FOUR

6' x 11' 4" (1.83m x 3.45m)

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



### FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with grab rails, mixer tap, shower attachment, shower screen and electric shower over, extractor fan.



## EXTERIOR

### FRONT GARDEN

Brick paved providing off street parking.

**L-SHAPED REAR GARDEN**

30' x 64' (9.14m x 19.51m)

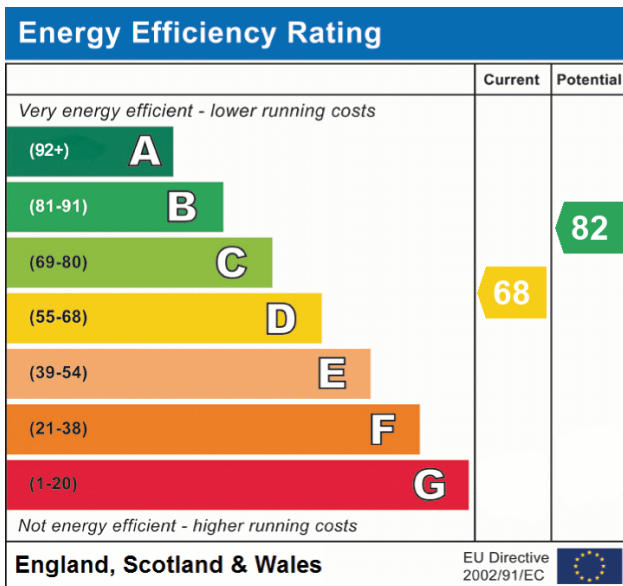
Paved patio area, remainder to lawn, shrub borders, timber summer house.



**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.

**EPC**



**What's Next?**

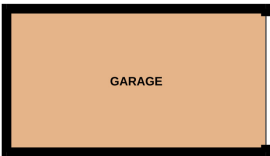
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

**Disclaimer**

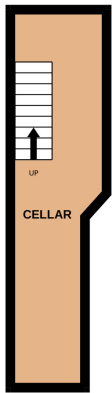
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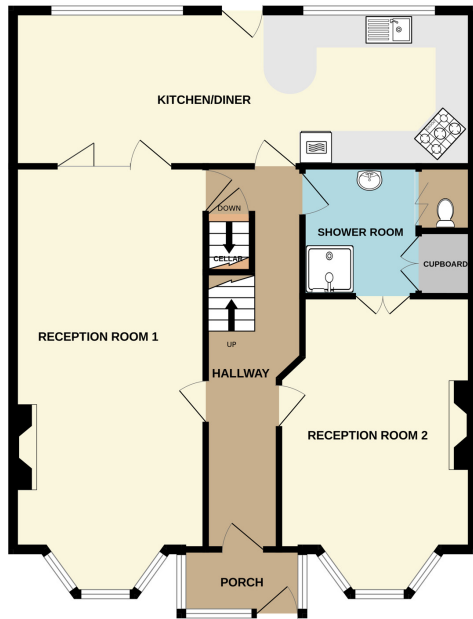
GARAGE  
340 sq.ft. (31.2 sq.m.) approx.



CELLAR  
124 sq.ft. (11.4 sq.m.) approx.



GROUND FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.7 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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