

PAYNE & Co

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Northbrook Road, ILFORD, IG1 3BP

Freehold

Guide Price £1,250,000



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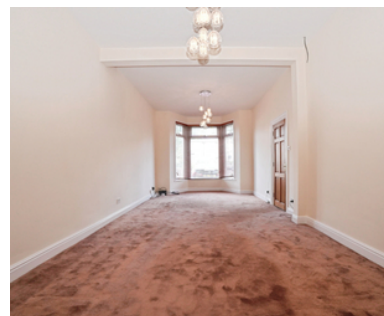
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Council Tax: Band C
Redbridge

Guide Price: £1,250,000 - £1,300,000. This end of terrace house is now available for sale and presents itself in newly decorated condition. As a spacious four-bedroom property, it offers ample living space for families or investors seeking a solid addition to their portfolio. There are two reception rooms, one a large through lounge and the house also benefits from a fully fitted kitchen with a open plan dining/living area. In addition to the living space on the main floors, the property features a full width and length basement, offering extra space for various uses, be it a home gym, office, or additional storage. With a total of three bathrooms, the house ensures convenience for a large family or multiple tenants, reducing the morning rush. the house also has a garden office ready for all the home worker. Situated in a location with public transport links, the property offers easy access to nearby amenities, making it a great choice for those who value connectivity. The property strikes the perfect balance between homely charm and practical design. It's a rare opportunity to acquire a substantial property in a sought-after location. This house could be the perfect investment or the next family home you've been looking for.

- No onward chain
- Close to Station
- EV Charging point
- Raised Balcony with Storage
- Two En-suite's
- End of Terrace House
- Off street parking
- Full Size House Basement
- Covered Side Access
- Secure Alarm System



Ground Floor

Hallway

Basement: 27' 6" x 22' 6" (8.39m x 6.87m)

Reception One: 23' 4" plus bay x 11' 3" (7.10m x 3.43m)

Reception Two: 15' 1" plus bay x 11' 5" max. (4.59m x 3.47m)

Kitchen Diner: 11' 1" x 38' (3.39m x 11.58m)

Utility Room: 10' 5" x 7' 6" (3.17m x 2.29m)

Ground Floor Bathroom/WC

First Floor

Bedroom One: 23' 2" plus bay x 16' 2" max. (7.06m x 4.93m)

En-Suite Shower/WC

Bedroom Two: 15' plus bay x 11' 5" (4.57m x 3.49m)

En-suite Shower/WC

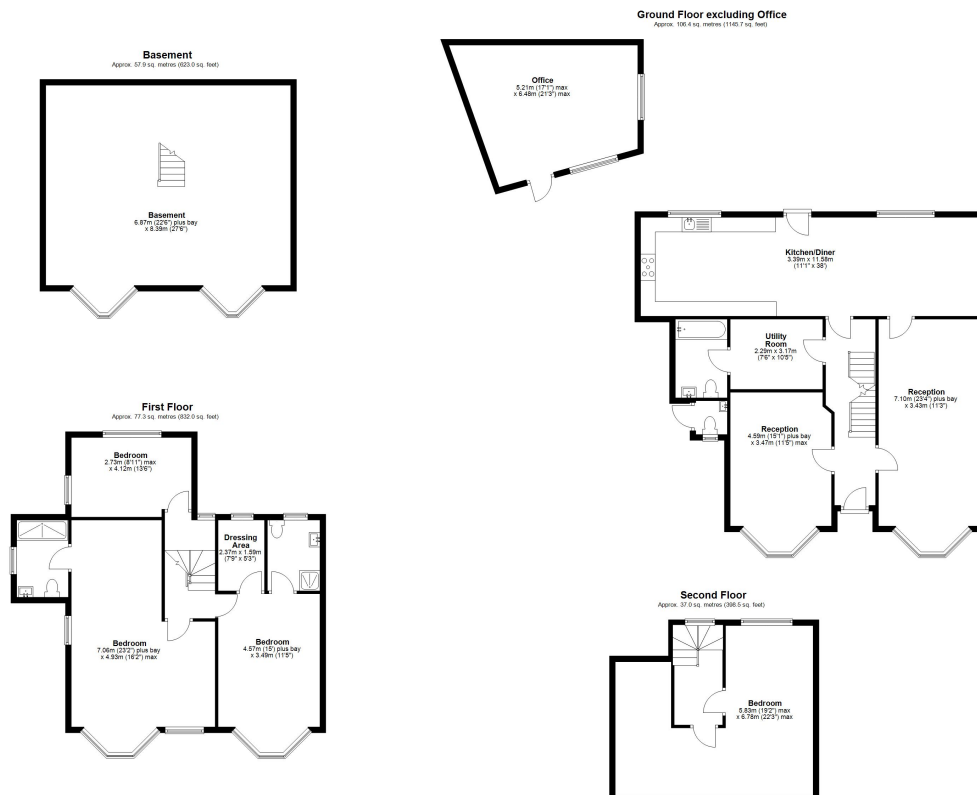
Dressing Room: 7' 9" x 5' 3" (2.37m x 1.59m)

Bedroom Three: 13' 8" x 8' 11" max. (4.12m x 2.73m)

Second Floor

Bedroom Four: 22' 3" max. x 19' 2" max. (6.78m x 5.83m)

EXTERIOR



Total area: approx. 278.6 sq. metres (2989.1 sq. feet)

We have every attempt to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-interpretation. 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 condition or efficiency can be given. For product usage please refer to the manufacturer's instructions.

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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 [our terms and conditions](#)™ on our website.

