



South Park Road, ILFORD

Guide Price £525,000 - £550,000. Payne & Co are pleased to present this charming end of terrace house for sale, dating back to the 1930s approximately. This property offers a through lounge reception room, perfect for families to gather and spend time together. The house features three bedrooms, an extended L-shaped kitchen offering ample space for culinary pursuits, and a bathroom conveniently located on the first floor.

The house is in proximity to schools and located opposite South Park, making it an ideal location for families. Adding to the property's appeal is its side access and no onward chain. It's worth noting that the sale is subject to the grant of probate. This is a ready to become a wonderful home for its new owners. Please call our sales team for an appointment to view today!

Guide Price £525,000

- THREE BEDROOMS
- L-SHAPED KITCHEN DINER
- EXTENDED
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via own front door to hallway.

HALLWAY

Double glazed window to side, radiator, under stairs storage area housing meters, stairs to first floor.



THROUGH LOUNGE

Double glazed bay window to front, radiator, feature fireplace, double glazed sliding patio door to kitchen diner.



L-SHAPED KITCHEN DINER

Double glazed window to rear, tiled floor, radiator, range of eye and base units with rolled edge worktops, tiled splashbacks, recess for range oven, gas hob, extractor hood, stainless steel sink and drainer with mixer tap, space for washing machine and dishwasher, double glazed sliding patio doors to rear garden.



FIRST FLOOR

LANDING

Double glazed window to side, access to loft.

FIRST FLOOR BATHROOM/WC

Double glazed opaque window to rear, tiled floor and walls, chrome towel radiator, low flush WC, vanity sink unit with mixer tap, panelled bath with mixer tap and shower attachment, extractor fan.



BEDROOM ONE

Double glazed bay window to front, radiator, fitted wardrobes.



BEDROOM TWO

Double glazed window to rear, radiator, fitted wardrobes housing wall mounted boiler.



BEDROOM THREE

Double glazed window to front, radiator, fitted wardrobes.



EXTERIOR

FRONT GARDEN

Via pedestrian gate, paved area, lawn area, secure metal gate with pedestrian side access to rear.

REAR GARDEN

Approximately 56' with block paved patio area, remainder to lawn.



OUTBUILDING


Window and door to front.



AGENTS NOTE

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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

What's Next?

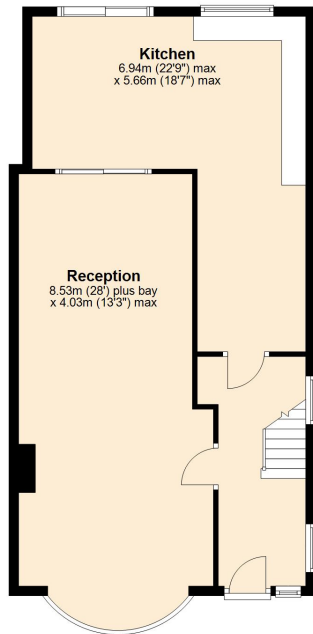
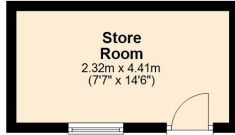
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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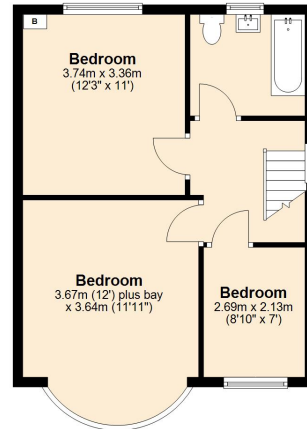
Ground Floor

Approx. 69.7 sq. metres (750.1 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.5 sq. feet)



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)

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. Plan produced using PlanUp.