

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Staines Road, ILFORD, IG1 2UY
Guide Price £500,000

Freehold



Council Tax: Band C
Redbridge

Payne & Co are pleased to offer this end of terrace house for sale and would be a perfect fit for first-time buyers or families. The property boasts three bedrooms, including two spacious double rooms and a single room. The shower room located on the first floor is practical and perfect for a busy household. The house includes a through lounge and a well-equipped kitchen, providing all the necessities for a comfortable living experience. One of the features of this property is the extended conservatory/utility area, which provides additional space and functionality. The property also benefits from off-street parking, an attached store/garage and has no onward chain. It has an enclosed storm porch, enhancing the property's exterior and providing shelter from the elements. The house has a southerly facing rear garden, which is ideal for those who enjoy outdoor living. The location is convenient, with local schools in the vicinity and the beautiful Loxford Park nearby. This house could provide an excellent start for first-time buyers or a great home for a growing family.



- Three Bedrooms
- First Floor Bathroom/WC
- Near Loxford Park
- No Onward Chain
- Gas Central Heating
- End of Terrace House
- Through Lounge
- Southerly Facing Garden
- Off Street Parking
- Double Glazing



GROUND FLOOR

- Enclosed Porch
- Hallway
- Reception: 11' 5" x 24' 10" (3.48m x 7.57m)
- Kitchen: 6' 11" x 8' (2.11m x 2.44m)
- Garden Room: 17' 2" x 4' 11" (5.23m x 1.50m)

FIRST FLOOR

- Bedroom One: 10' 5" x 13' 6" (3.17m x 4.11m)
- Bedroom Two: 11' 1" x 11' 4" (3.38m x 3.45m)
- Bedroom Three: 6' 9" x 7' 6" (2.06m x 2.29m)
- First Floor Bathroom/WC

EXTERIOR

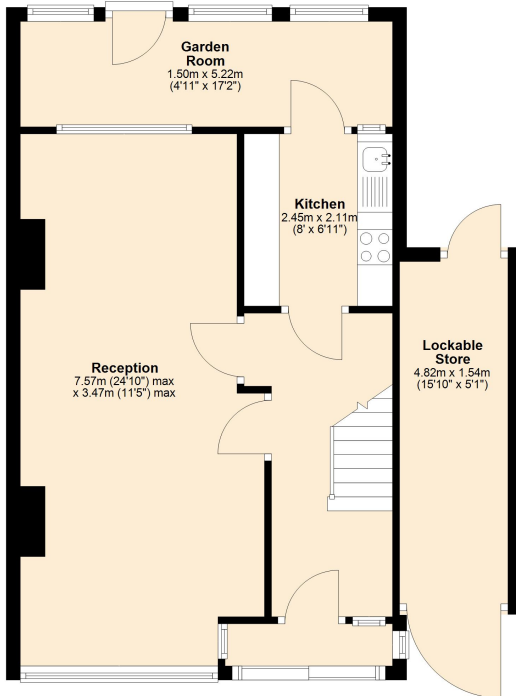
Attached Storage Area: 15' 10" x 5' 7" (4.83m x 1.70m)

Rear Garden - Approx. 50ft

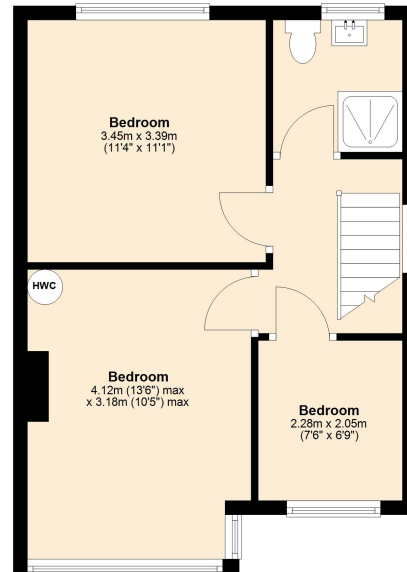
AGENTS NOTES - The vendors have advised us that the property was subject to an insurance claim for structural movement in 1994/1995. These works were dealt with by way of an insurance claim at the time.



Ground Floor
Approx. 56.3 sq. metres (606.1 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 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.

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- 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			
(94+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

