



St Marys Road, ILFORD

£535,000

WHAT A FIND!! This four bedroom, extended terraced house is in good decorative order and benefits from double glazing, gas central heating, two receptions, modern fitted kitchen, three first floor bedrooms, first floor family bathroom/WC, further second floor bedroom with en-suite WC and a beautiful 51' garden which is the owners pride and joy! Conveniently located for Seven Kings station, Ilford mainline stations and Ilford town centre. This property is priced to sell so please call our sales team for your appointment to view.

- FOUR BEDROOMS
- TWO RECEPTIONS
- 51' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed fully enclosed storm porch, porch light, internal door with fanlight leading to hallway.

HALLWAY

Double radiator, dado rail, coving to ceiling.

RECEPTION ONE

11' 2" to alcove x 14' 1" to bay (3.40m x 4.29m)

Double glazed bay window to front, double radiator, gas coal effect fire with surround, wall light points, power points, coving to ceiling.



RECEPTION TWO

11' 1" x 11' 8" to alcove (3.38m x 3.56m)

Double glazed picture and casement window to rear, double radiator, cupboard under stairs, wall light points, power points, coving to ceiling, door to kitchen.



KITCHEN

9' 2" x 14' 1" (2.79m x 4.29m)

Steps down from reception two, double glazed picture and casement windows to side and rear, tiled floor, range of eye and base units, peninsular breakfast bar, AEG double electric oven, AEG gas hob with splashback and extractor hood, concealed lighting, kick plate heater, stainless steel sink with mixer tap, plumbing for washing machine, integrated dishwasher, integrated fridge and freezer, cupboard housing wall mounted boiler, LED spotlights to ceiling, double glazed door to garden.



FIRST FLOOR

SPLIT LEVEL LANDING

Open balustrade staircase.



BEDROOM ONE

14' to bay x 14' 8" to alcove (4.27m x 4.47m)

Double glazed bay window to front and double glazed picture and casement window to front, double radiator, power points, coving to ceiling.



BEDROOM TWO

9' 5" to alcove x 11' 1" (2.87m x 3.38m)

Double glazed picture and casement window to rear, single radiator, power points, fitted wardrobes with vanity desk unit, picture rail, coving to ceiling.



BEDROOM THREE

7' 4" x 9' 3" (2.24m x 2.82m)

Double glazed picture and casement window to rear, single radiator, fitted wardrobes with overhead storage.



FIRST FLOOR BATHROOM/WC

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



SECOND FLOOR

LANDING

Double glazed picture and casement window to rear.

BEDROOM FOUR

12' 9" maximum x 17' 11" to narrowing head height (3.89m x 5.46m)

Double glazed picture and casement window to rear, double glazed fire escape window to front, laminate flooring, single radiator, storage to eaves, power points, spotlights to ceiling.



EN-SUITE WC

Tiled walls, close coupled WC, pedestal basin with mixer tap, extractor fan.

EXTERIOR

REAR GARDEN


51' with paved patio area and side return, steps down to further paved patio with raised flower and shrub borders, raised rear patio, sensor light.



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

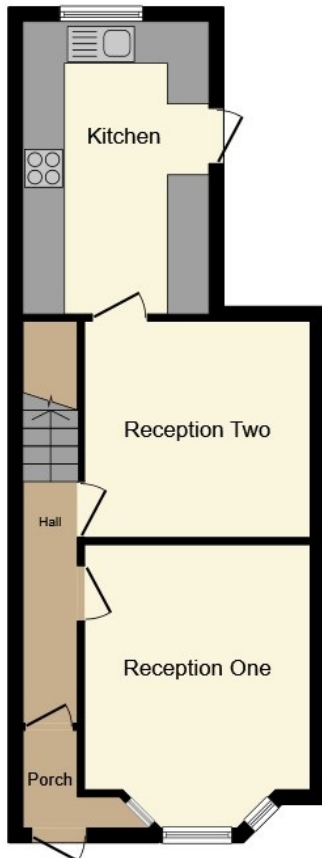
What's Next?

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

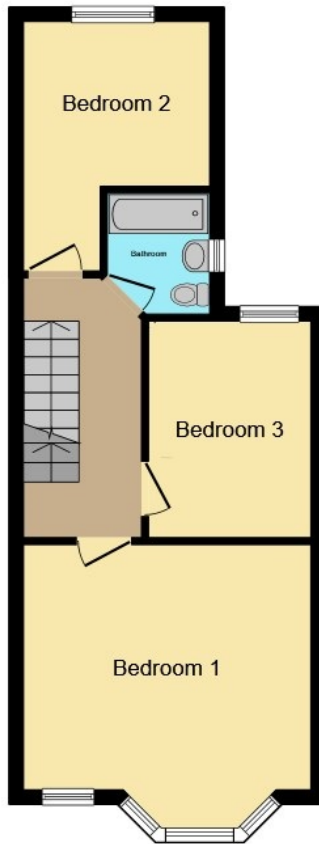
Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.