



## St Marys Road, ILFORD

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.

## Offers Over £530,000

- 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

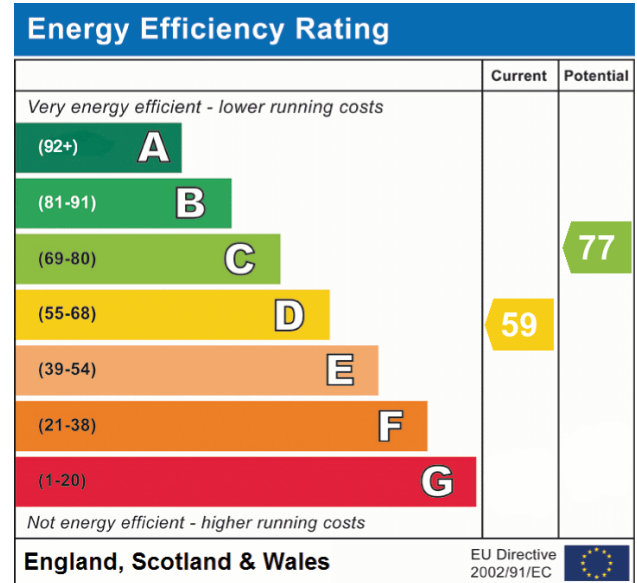
51' with paved patio area and side return, steps down to further paved patio with raised flower and shrub borders, raised rear patio, sensor light.



### AGENTS NOTE

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



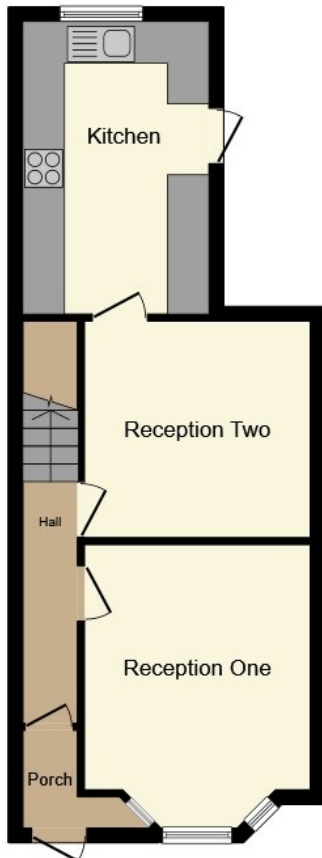
### What's Next?

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

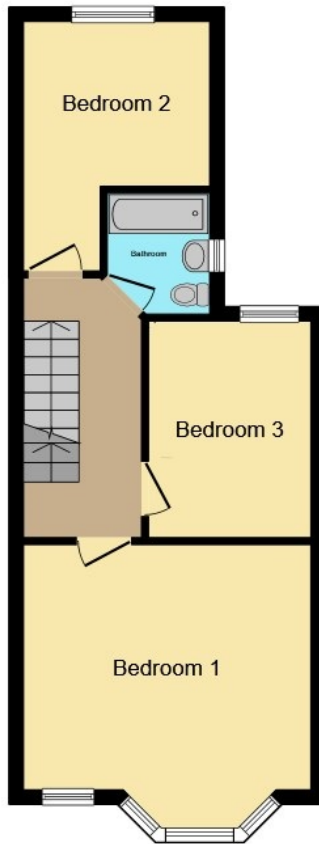
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**Ground Floor**



**First Floor**



**Second Floor**

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