



Wanstead Lane, ILFORD

Guide Price £880,000

TICKS ALL THE BOXES!! Guide Price £880,000 to £900,000. Payne & Co are pleased to present this immaculate four/five bedroom semi-detached property which boasts spacious and modern living. With two reception rooms, this property offers plenty of space for entertaining guests or relaxing with family. The property features a well-maintained kitchen/breakfast room, perfect for preparing meals and hosting dinner parties which opens up to an extended dining/family area. Further benefits include three bedrooms to the first floor and family bathroom, a fourth bedroom in the loft with a shower room, off street parking for two cars, brick built shed, ground floor shower room with the added benefit of a ground floor study/guest bedroom. This home is in excellent condition throughout, with no expense spared on the upkeep and maintenance. The property's location offers convenient access to Redbridge underground station and transport links. Situated in a desirable area, this home is perfect for growing families or those who value spacious living. Don't miss the opportunity to view this stunning property, please call us today to arrange a viewing.

- FOUR/FIVE BEDROOMS
- THREE BATHROOMS
- NO ONWARD CHAIN
- 51' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - C

GROUND FLOOR

ENTRANCE

Via double glazed front door to fully enclosed storm porch with bevelled light, tiled floor, porch light, opaque glazed internal door with matching side and fanlight leading to hallway.

HALLWAY

Oak flooring, cupboard under stairs, cloak storage.



GROUND FLOOR SHOWER/WC

Double glazed skylight window to side, tiled floor and walls, close coupled WC, vanity sink unit with Grohe mixer tap, cubicle with thermostatically controlled shower, storage cupboard, extractor fan.



RECEPTION ONE

13' 5" maximum x 18' 9" to bay (4.09m x 5.71m)

Double glazed leaded light bevelled round bay window to front, oak flooring, radiator with cover, gas fire, coving to ceiling, ceiling rose.



STUDY/GUEST BEDROOM

7' 1" x 16' 6" (2.16m x 5.03m)

Double glazed leaded light bevelled picture and casement window to front, oak flooring, single radiator, power points, coving to ceiling.



DINING AREA/FAMILY ROOM

20' 1" x 31' 9" (6.12m x 9.68m)

Double glazed picture and casement windows to side and rear, two double glazed skylight windows to rear, oak flooring, vertical radiator, single radiator, coving to ceiling, ceiling rose, double glazed double doors to garden.



KITCHEN/BREAKFAST ROOM

15' 3" x 15' 9" (4.65m x 4.80m)

Double glazed picture and casement window to rear, double glazed skylight window to side, oak flooring, single radiator, range of eye and base units with quartz work surface, double electric oven, integrated microwave, AEG five burner gas hob with tiled splashback and extractor hood, stainless steel sink with mixer tap, integrated washing machine and dishwasher, central island unit with butchers block worktop, open to family area.



FIRST FLOOR

LANDING

Double glazed opaque picture and casement window to side, open balustrade staircase, coving to ceiling.

FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, panelled bath with mixer tap, shower screen and thermostatically controlled shower over, extractor fan.



FIRST FLOOR WC

Double glazed opaque casement window to rear, tiled floor and walls, close coupled WC, hand wash basin with mixer tap.

BEDROOM TWO

13' 2" maximum x 18' 10" to bay (4.01m x 5.74m)

Double glazed bevelled light round bay window to front, laminate flooring, single radiator, power points, coving to ceiling.



BEDROOM THREE

13' 2" x 13' 8" (4.01m x 4.17m)

Double glazed picture and casement window to rear, single radiator, power points, coving to ceiling.



BEDROOM FOUR

6' 11" x 7' 2" (2.11m x 2.18m)

Double glazed bevelled light oriel bay window to front, laminate flooring, single radiator, power points, coving to ceiling.



SECOND FLOOR

BEDROOM ONE

18' 2" x 21' 5" (5.54m x 6.53m)

Three double glazed skylight windows to front, double glazed window to rear, radiator, dressing area.



SECOND FLOOR SHOWER/WC

Double glazed opaque window to rear, tiled floor and walls, chrome towel radiator, quadrant shower cubicle with thermostatically controlled shower over, close coupled WC, vanity sink with mixer tap, storage under and mirrored storage cabinet above, extractor fan.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

51' with paved patio area, side return with sensor light, central lawn area, path, raised flower and shrub borders.



BRICK BUILT SUMMERHOUSE

13' 7" x 10' 4" (4.14m x 3.15m) x 9' x 10' 5" (2.74m x 3.17m)

Used as two separate rooms.

Two double glazed picture and casement windows to front, double glazed door to garden.

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 £150 from the company we recommend.

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(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.

Wanstead Lane, Ilford, IG1

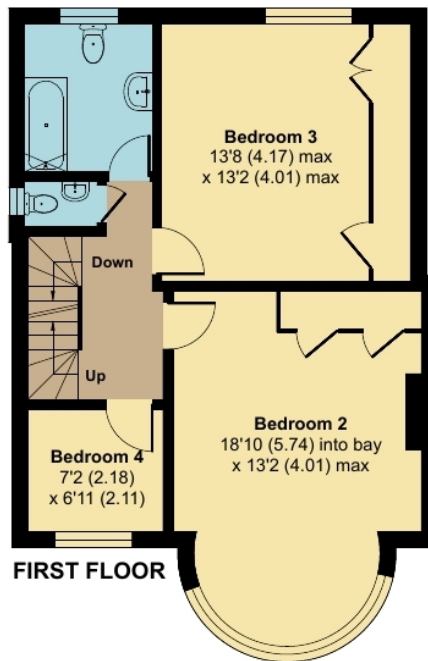
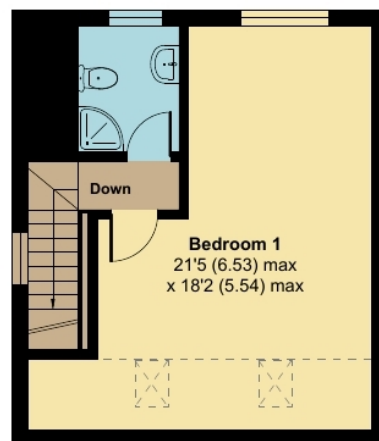
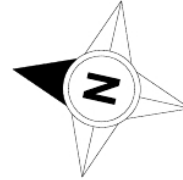
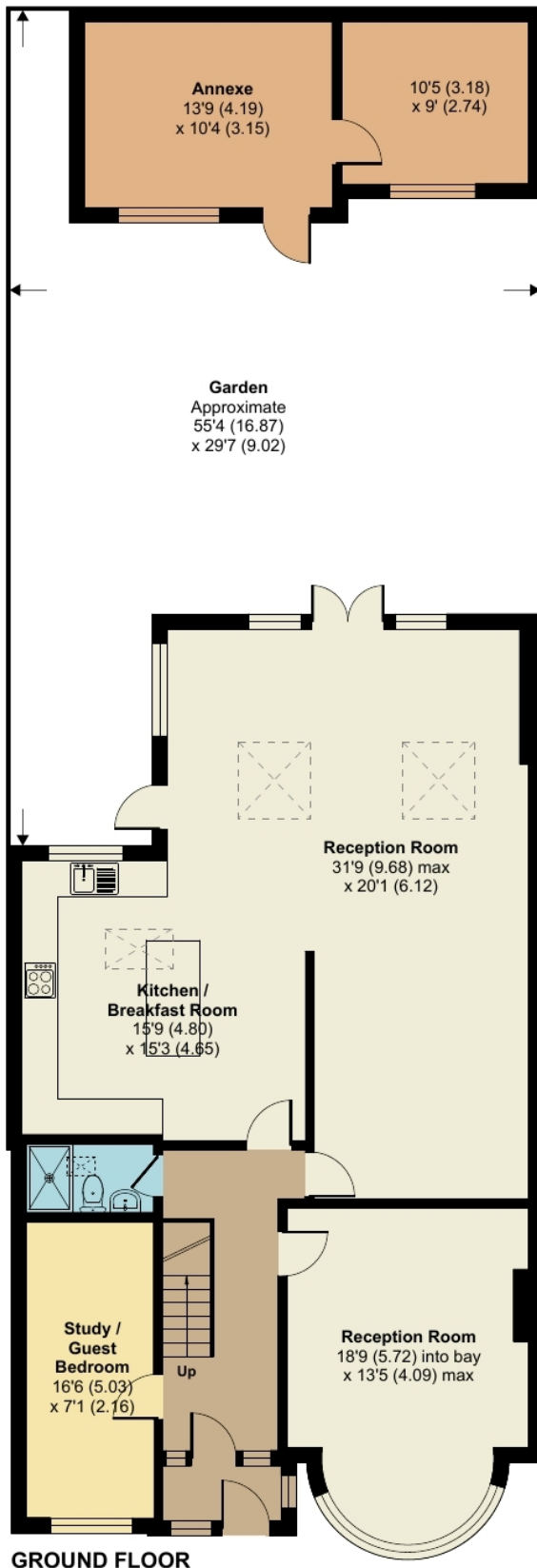
Approximate Area = 2180 sq ft / 202.5 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuilding = 240 sq ft / 22.2 sq m

Total = 2488 sq ft / 231 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Payne & Co. REF: 1019999