

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Hillview Crescent, ILFORD, IG1 3QD

Freehold

£648,000



Council Tax: Band D
Redbridge

Payne & Co are pleased to introduce this end-of-terrace house that is brimming with potential for investors and families alike. It is currently listed for sale and would benefit from some renovation to truly make it your own. The property boasts three bedrooms. The first and second bedrooms are both of a generous double size, while the third bedroom is a good size. The house also features a bathroom on the first floor. The heart of this home is the expansive 28ft through lounge, perfect for entertaining or relaxing with the family. One of the highlights of this property is the 70ft rear garden, 7ft wide side access/plot, this property offers plenty of opportunities for future development subject to planning permission. The property also includes off-street parking and a detached single garage for added convenience. Location-wise, this property is ideally situated with excellent public transport links, nearby schools, and the popular Frenford Clubs and Gants Hill Tube station within proximity. There is no onward chain, adding to the appeal for investors. This is a unique opportunity to purchase a home with vast potential in a sought-after location.

- End-of-terrace house
- 28ft through lounge
- Off-street parking
- 7ft side access
- Three generous bedrooms
- 70ft rear garden
- Detached single garage
- No onward chain



GROUND FLOOR

Enclosed Porch
Hallway
Through Lounge: 14' 2" x 27' 4" into bay (4.32m x 8.33m)
Kitchen: 9' 1" into recess x 11' 1" (2.77m x 3.38m)

FIRST FLOOR

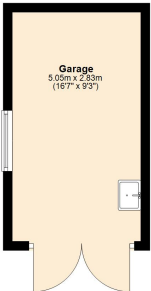
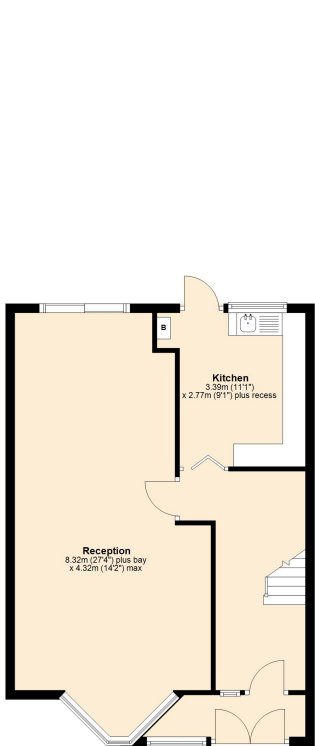
Bedroom One: 14' x 11' 1" into bay (4.27m x 3.38m)
Bedroom Two: 11' 7" x 11' 11" (3.53m x 3.63m)
Bedroom Three: 9' 3" into recess x 11' 2" (2.82m x 3.40m)
First Floor Bathroom/WC

EXTERIOR

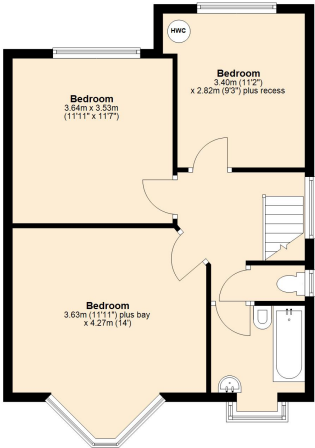
Detached Garage: 9' 3" x 16' 7" (2.82m x 5.05m)
Rear Garden
Off Street Parking



Ground Floor
Approx. 56.5 sq. metres (607.8 sq. feet)



First Floor
Approx. 51.0 sq. metres (548.8 sq. feet)



Total area: approx. 107.5 sq. metres (1156.6 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planific.

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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		
Very energy efficient - lower running costs		
(94+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	43
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

