



St Andrews Road, ILFORD

Guide Price £685,000

LOOK WHAT WE'VE FOUND!! Guide Price £685,000 - £725,000. This beautifully presented, five bedroom, extended terraced house which is located off The Drive in North Ilford and benefits from a ground floor rear extension, first floor extension and dormer loft conversion to create a great size living accommodation. The property comprises of two reception rooms, modern fitted kitchen, ground floor shower/WC, four bedrooms and first floor bathroom/WC and second floor master bedroom with en-suite shower/WC. Further benefits include off street parking and private rear garden which is ideal for entertaining. This property has been well maintained by the current owners and is ready to move into! This property must be viewed so please call our sales team to make your appointment.

- FIVE BEDROOMS
- TWO RECEPTIONS
- THREE BATHROOMS
- OFF STREET PARKING
- 54' REAR GARDEN
- EPC - C

GROUND FLOOR

ENTRANCE

Via double glazed leaded light fully enclosed storm porch, marble tiled floor, double glazed coloured leaded light internal door with matching side and fanlight leading to hallway.

HALLWAY

Wooden flooring, double radiator, power points, cupboard under stairs.

GROUND FLOOR SHOWER/WC

Tiled floor and walls, chrome towel radiator, thermostatically controlled shower, wall hung WC, his and hers glass vanity sink unit, with mixer taps, halogen spotlights to ceiling, extractor fan.

RECEPTION ONE

13' 1" to bay x 14' 5" (3.99m x 4.39m)

Double glazed coloured leaded light bay window to front, wooden flooring, double radiator, power points.



RECEPTION TWO

10' 9" maximum x 24' 1" (3.28m x 7.34m)

Wooden flooring, two double radiators, wall light points, double doors to kitchen, double glazed double doors to garden.



KITCHEN

9' 2" maximum x 17' 5" maximum (2.79m x 5.31m)

wooden flooring, breakfast bar with radiator under and cupboards over, range of eye and base units with rolled edge worktops, tiled splashback, five range gas hob, extractor hood, electric oven, integrated microwave, one and a quarter bowl stainless steel sink with single drainer and mixer tap, integrated dishwasher, recess for American style fridge freezer, cupboard housing Megaflow system and plumbing for washing machine, halogen spotlights to ceiling.



FIRST FLOOR

LANDING

Open balustrade staircase, stairs to second floor.

BEDROOM ONE

12' 10" x 13' 4" (3.91m x 4.06m)

Double glazed coloured leaded light bay window to front, double radiator, power points.



BEDROOM TWO

12' 5" x 12' 11" (3.78m x 3.94m)

Double glazed picture and casement window to rear, double radiator, power points.



BEDROOM THREE

8' 8" x 10' 5" (2.64m x 3.17m)

Double glazed picture and casement window to rear, double radiator, power points, halogen spotlights to ceiling.



BEDROOM FOUR

7' 10" x 7' 11" (2.39m x 2.41m)

Double glazed coloured leaded light picture and casement window to front, single radiator, power points.



FIRST FLOOR BATHROOM/WC

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



SECOND FLOOR

LANDING

Double glazed Velux style window to front, open balustrade staircase, halogen spotlights to ceiling.

MASTER BEDROOM

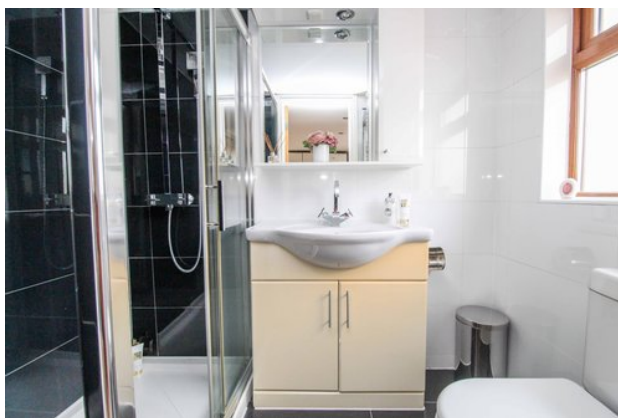
13' 11" x 19' 3" (4.24m x 5.87m)

Double glazed Velux style window to front, double glazed picture and casement window to rear, single radiator, power points, halogen spotlights to ceiling.



SECOND FLOOR SHOWER/WC

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



EXTERIOR

FRONT GARDEN

Brick paved providing off street parking.

REAR GARDEN

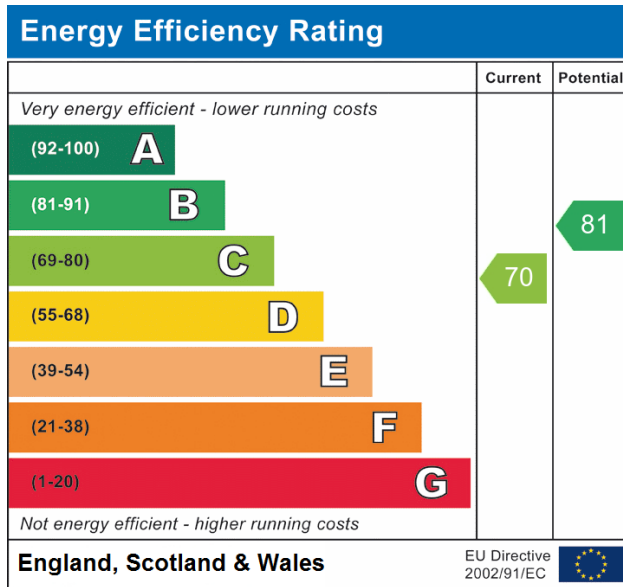
54' with paved patio area, path leading to raised rear patio, central lawn area, outdoor lighting and tap, two timber sheds.



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



What's Next?

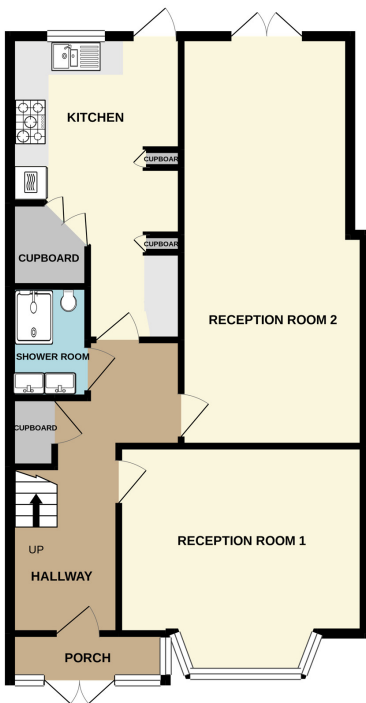
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

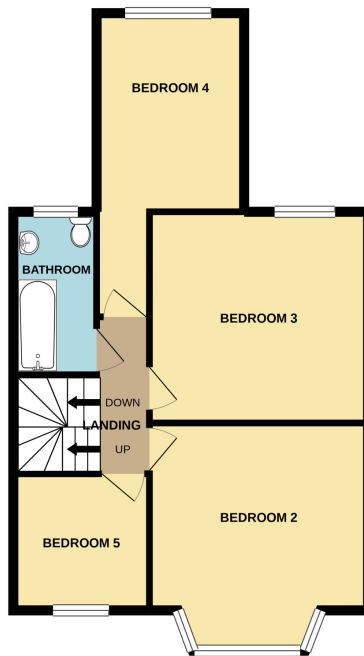
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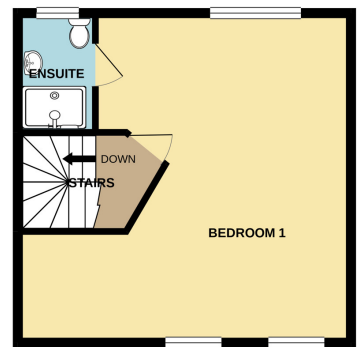
GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1744 sq.ft. (162.1 sq.m.) approx.

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.
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