



Lupin Crescent, ILFORD

£485,000

MODERN FAMILY LIVING!! This well maintained, three bedroom, three storey town house benefits from double glazing, gas central heating, conservatory, off street parking and integral garage. Located in this quiet cul-de-sac off Ilford Lane within convenient walking distance to local shops, restaurants, Ilford town centre and mainline station with its Elizabeth Line transport links. This property would ideally suit young families, first time buyers or investors alike. Priced to sell so please call our sales team for an appointment to view.

- THREE BEDROOMS
- TWO BATHROOMS
- INTEGRAL GARAGE
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - C

GROUND FLOOR

ENTRANCE

Via front door to hallway.

HALLWAY

Laminate flooring, single radiator, coving to ceiling, stairs to first floor.

INTEGRAL GARAGE

Via cantilever door.

KITCHEN

11' 8" x 12' 1" (3.56m x 3.68m)

Double glazed picture and casement window to rear, single radiator, range of eye and base units with rolled edge worktops, electric oven, five range gas hob, extractor hood, one and a quarter bowl ceramic sink with mixer tap, coving to ceiling, double glazed door to conservatory.



DOUBLE GLAZED CONSERVATORY

10' 1" x 10' 7" (3.07m x 3.23m)

Plumbing for washing machine, double glazed door to garden.



FIRST FLOOR

LANDING

Laminate flooring, wall mounted thermostat control, storage cupboard.

FIRST FLOOR WC

Close coupled WC, hand wash basin with tiled splashback, extractor fan.

LOUNGE

12' 2" x 16' (3.71m x 4.88m)

Two double glazed picture and casement windows to front, laminate flooring, double radiator, power points, coving to ceiling.



BEDROOM TWO

8' 11" x 12' 2" (2.72m x 3.71m)

Double glazed picture and casement window to rear, laminate flooring, single radiator, power points.



SECOND FLOOR

LANDING

Open balustrade staircase, laminate flooring, single radiator, cupboard housing wall mounted boiler, storage cupboard.

SECOND FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, single radiator, panelled bath with mixer tap and shower attachment, close coupled WC, pedestal basin with mixer tap, shave socket.



BEDROOM ONE

12' 2" maximum x 15' 11" maximum (3.71m x 4.85m)
 Double glazed picture and casement window to front, laminate flooring, single radiator, power points, fitted wardrobes.



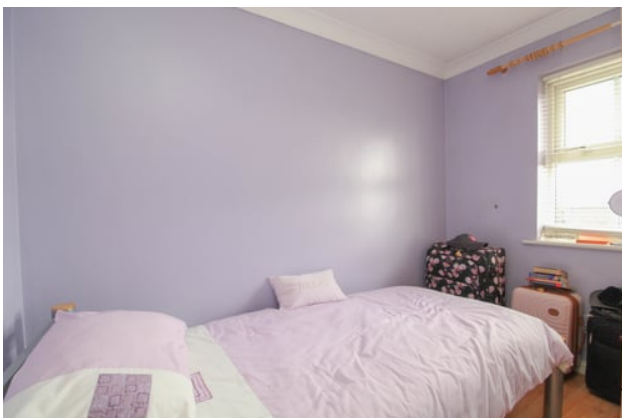
EN-SUITE SHOWER/WC

Part tiled walls, single radiator, close coupled WC, vanity sink unit with mixer tap, shower cubicle with thermostatically controlled shower, shave socket, extractor fan



BEDROOM THREE

6' 3" x 9' 1" (1.91m x 2.77m)
 Double glazed picture and casement window to rear, laminate flooring, single radiator, power points.



EXTERIOR

FRONT GARDEN

Providing off street parking and own drive to garage.

REAR GARDEN

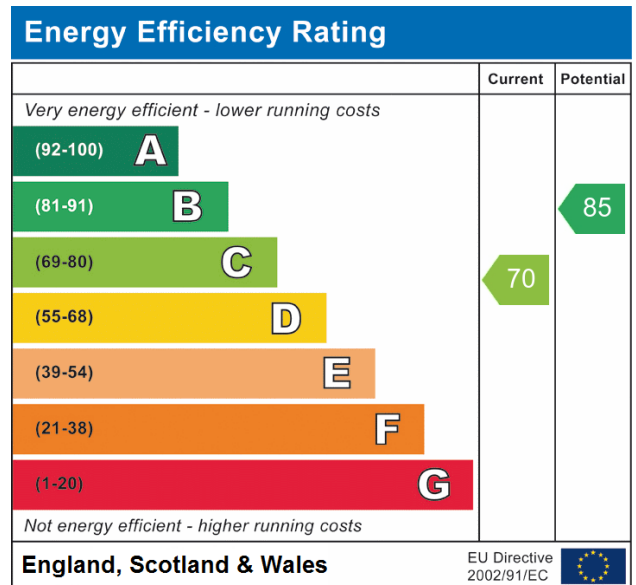
40' with paved patio area and path, remainder to lawn, greenhouse to remain.



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?

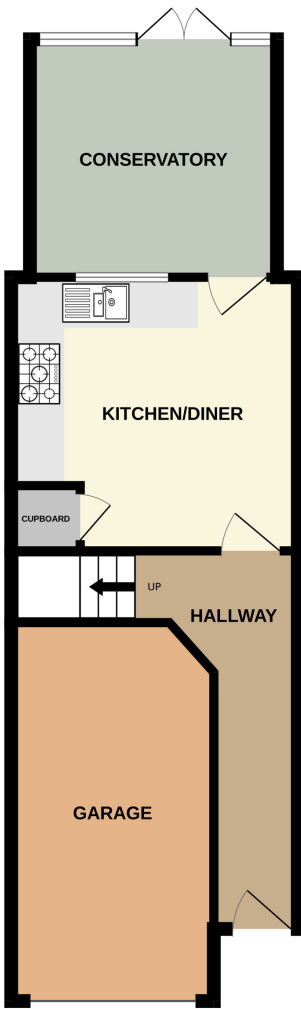
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

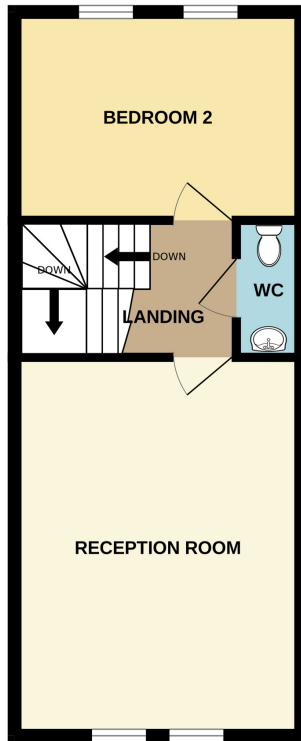
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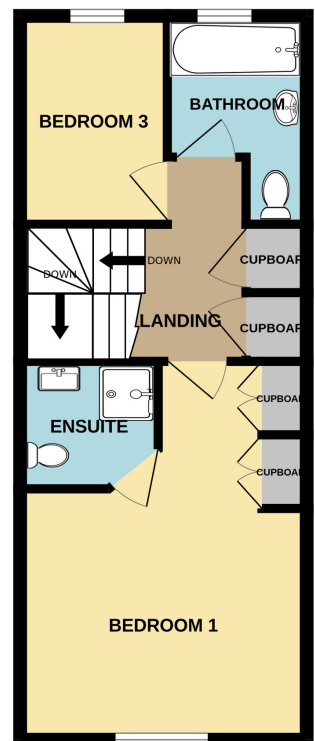
GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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