

Coventry Road, ILFORD

LOOK WHAT WE'VE FOUND!! Guide Price £540,000 - £560,000. Situated in the heart of the Commonwealth Estate is this 1930's style, three bedroom, mid terraced house which has the benefit of extensive double glazing, gas central heating, through lounge, fitted kitchen, first floor bathroom and separate WC, off street parking, garage and a good size rear garden. Properties of this size and nature rarely come on the market and this one should be viewed at your earliest convenience! Please call our sales team for your appointment for your appointment to view.

Guide Price £540,000

- THREE BEDROOMS
- GARAGE TO REAR
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed storm porch, double glazed front door to hallway.

HALLWAY

Radiator, under stairs storage cupboard, stairs to first floor landing.



THROUGH LOUNGE

12' 5" narrowing to 10' 62 x 29' 9" (3.78m x 9.07m)

Double glazed leaded light bay window to front, radiator, feature fireplace, coving to ceiling, double glazed door to garden.



KITCHEN

8' 1" x 11' 7" (2.46m x 3.53m)

Tiled floor, range of fitted base and eye level units incorporating one and a half bowl sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, gas cooker point, wall mounted Vaillant boiler, double glazed door to conservatory.



CONSERVATORY

6' 4" x 9' 5" (1.93m x 2.87m)

Tiled floor, double glazed door to garden.



FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE

11' 8" x 15' 7" to bay (3.56m x 4.75m)

Double glazed leaded light bay window to front, radiator, fitted wardrobe.



BEDROOM TWO

10' 5" x 12' 1" (3.17m x 3.68m)

Double glazed window to rear, radiator, coving to ceiling.



BEDROOM THREE

7' x 8' 5" (2.13m x 2.57m)

Double glazed leaded light window to front, radiator, picture rail.



FIRST FLOOR BATHROOM

Frosted double glazed window to rear, radiator, panelled bath, pedestal wash basin, tiled splashbacks.



FIRST FLOOR WC

Frosted double glazed window to rear, push button low flush WC.

EXTERIOR

FRONT GARDEN

Crazy paved providing off street parking.

REAR GARDEN

Unmeasured at the time of our inspection but thought to be in excess of 80'.

Crazy paved patio area, steps down to further crazy paved patio area, flower and shrub border to one side, main garden area with access to timber frame garage, access road to rear.

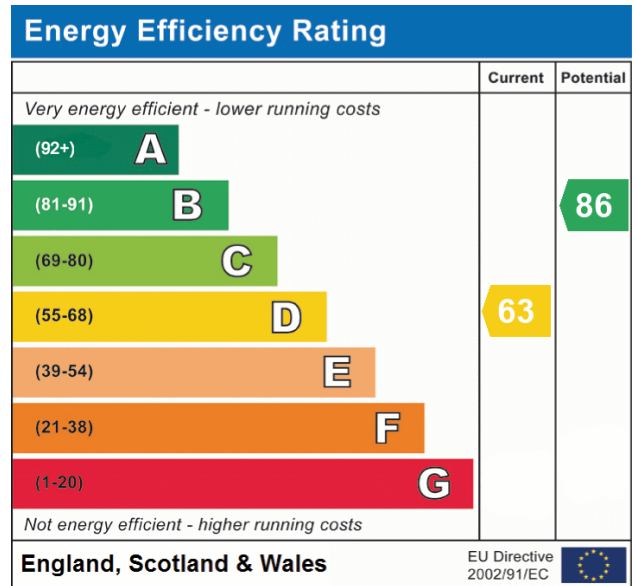
Please note there is an oak tree to the rear which has a TPO (tree preservation order)



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?

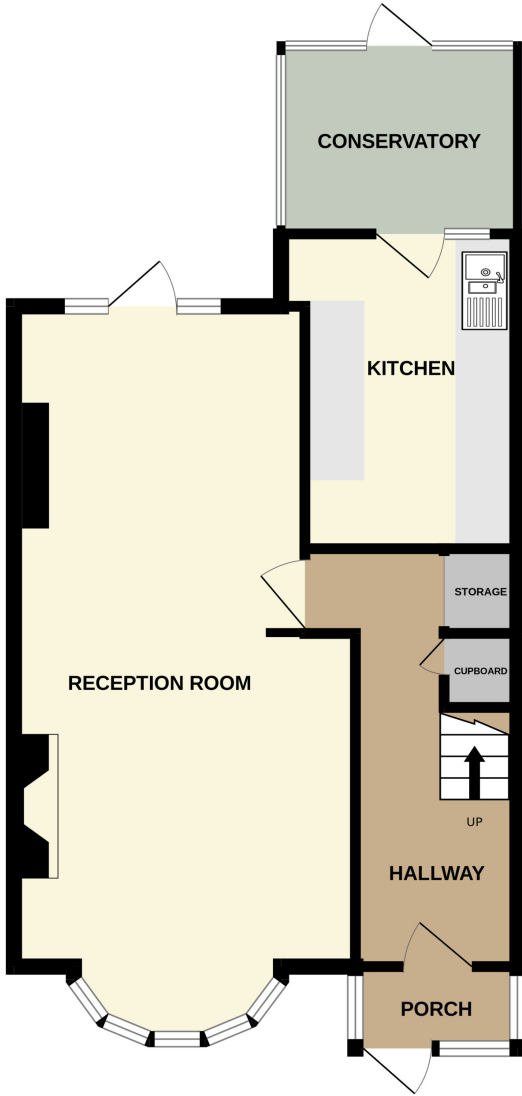
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

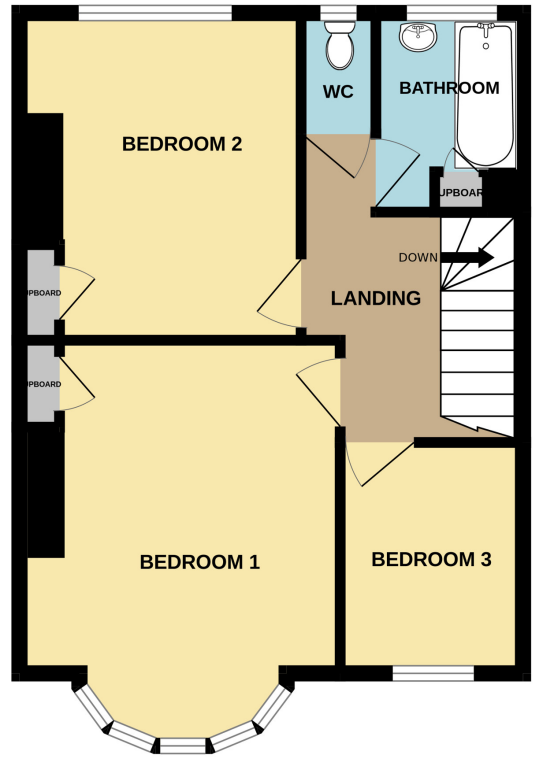
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GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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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