

Empress Avenue, ILFORD

NO ONWARD CHAIN!! Guide Price £475,000 - £500,000. This three bedroom, terraced house is located off The Drive in North Ilford and benefits from double glazing, gas central heating, off street parking, 56' rear garden, three double bedrooms, through lounge, fitted kitchen, ground floor bathroom and separate WC. Located within convenient walking distance to Ilford town centre and mainline station with the Elizabeth Line and its major transport links. This would be an ideal first time buy or investment so please call our sales team for an appointment to view.

Guide Price £475,000

- GROUND FLOOR BATHROOM
- OFF STREET PARKING
- 56' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed opaque front door to fully enclosed storm porch, opaque glazed internal door to hallway

HALLWAY

Single radiator, wall mounted thermostat control, cupboard under stairs.

THROUGH LOUNGE

11' 9" narrowing to 9' 8" x 24' 7" to bay (3.58m x 7.49m)
Double glazed bay window to front, two double radiators, power points, coving to ceiling, wall light points, double glazed picture and casement window to rear.

KITCHEN

10' 1" x 11' (3.07m x 3.35m)
Double glazed opaque picture and casement window to side, range of eye and base units with rolled edge worktop, stainless steel sink with single drainer, gas cooker point, extractor hood, plumbing for washing machine, wall mounted boiler, storage cupboard.



LOBBY

Double radiator, double glazed door to garden.

GROUND FLOOR BATHROOM

Double glazed opaque casement window to rear, tiled floor and walls, radiator, pedestal basin, panelled corner bath, quadrant shower cubicle with electric shower, door to WC.



GROUND FLOOR WC

Double glazed opaque casement window to rear, tiled floor and walls, radiator, close coupled WC, extractor fan.

FIRST FLOOR

SPLIT LEVEL LANDING

Open balustrade staircase.

BEDROOM ONE

11' 3" x 13' 2" to fitted wardrobes (3.43m x 4.01m)
Two double glazed picture and casement windows to front, double radiator, power points, fitted wardrobes.

BEDROOM TWO

9' 10" x 10' 9" (3.00m x 3.28m)
Double glazed picture and casement window to rear, single radiator, power points.

BEDROOM THREE

10' 2" to alcove x 11' 2" (3.10m x 3.40m)
Double glazed picture and casement window to rear, double radiator, power points.

EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

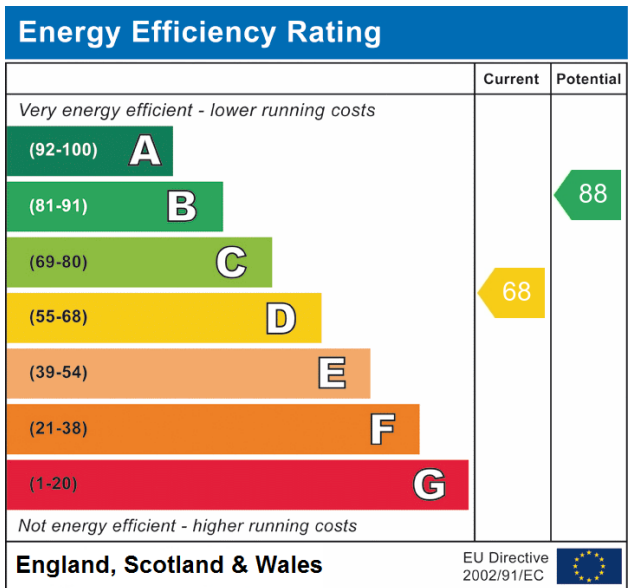
56' with paved patio area, remainder to lawn.



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

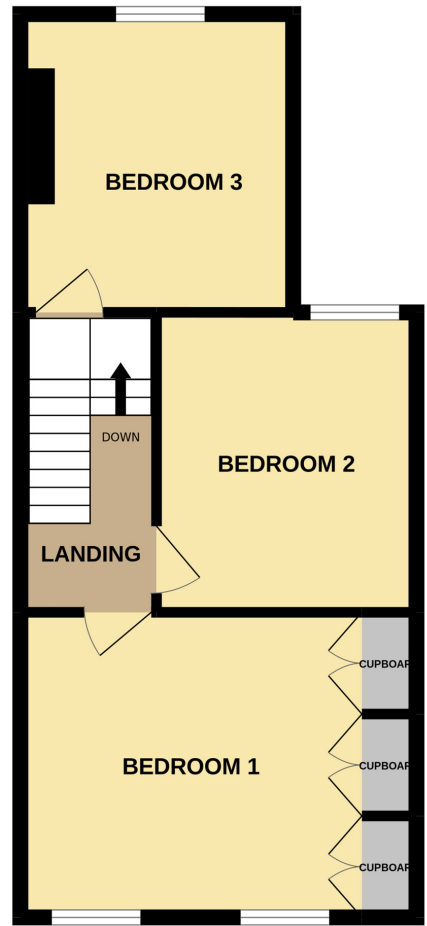
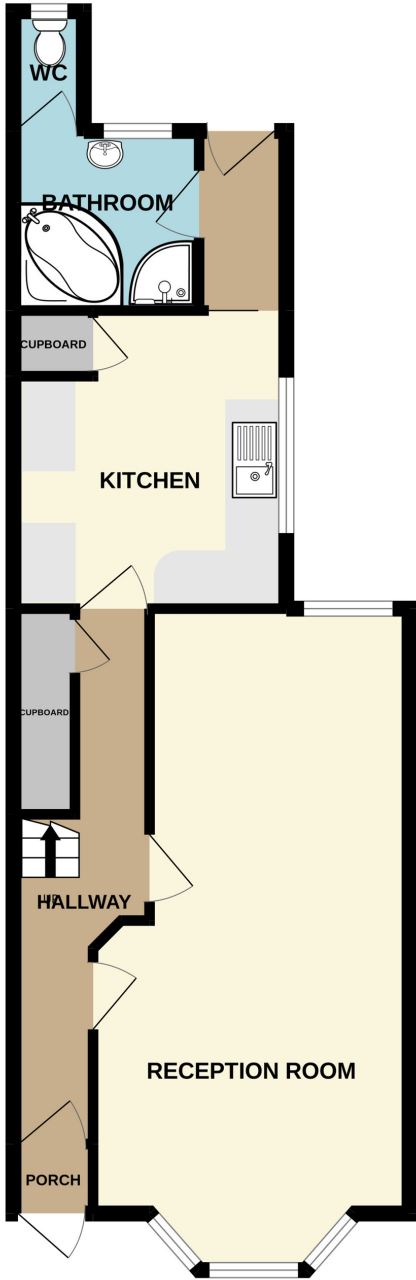
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GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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