



## St Andrews Road, ILFORD

£700,000

NO ONWARD CHAIN!! This four bedroom, extended, terraced house is located in this premium road off The Drive and backs onto Ilford Tennis Club. Benefits include double glazing, gas central heating, two large receptions, L-shaped kitchen diner, ground floor wet room/WC, four good size bedrooms, first floor family bathroom/WC, off street parking and private rear garden. We have been advised by the owner that this property is one of the two original four bedroom houses which were built in this road and offers further potential to extend into the loft, subject to planning permission, which would make this an even larger family home. Priced to sell so please call our Ilford office as soon as possible for an appointment to view.

- NO ONWARD CHAIN
- FOUR BEDROOMS
- TWO BATHROOMS
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - C



## GROUND FLOOR

### ENTRANCE

Via double glazed double doors to fully enclosed storm porch, porch light, opaque glazed internal door to hallway.

### HALLWAY

Opaque leaded light picture window to front, laminate flooring, single radiator, wall mounted thermostat control, dado rail, coving to ceiling, cupboard under stairs housing gas and electric meters.



### RECEPTION ONE

14' 1" to bay x 17' 1" to alcove (4.29m x 5.21m)

Double glazed square bay window to front, radiator, power points, wall light points, picture rail, coving to ceiling.



### RECEPTION TWO

11' 10" maximum x 22' 2" (3.61m x 6.76m)

Laminate flooring, two radiators, halogen spotlights to ceiling, double glazed double doors to garden.



### L-SHAPED KITCHEN DINER

8' x 18' 10" (2.44m x 5.74m) x 4' 9" x 9' 2" (1.45m x 2.79m)

Double glazed picture and casement window to rear, laminate flooring, radiator, range of eye and base units with rolled edge worktops, tiled splashback, five range gas hob with stainless steel splashback and extractor hood, electric oven, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, halogen spotlights to ceiling, double glazed door to garden.



### GROUND FLOOR WET ROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, radiator, close coupled WC, pedestal basin with mixer tap, thermostatically controlled shower, wall mounted combination boiler, extractor fan.



## FIRST FLOOR

### LANDING

Open balustrade staircase, dado rail, picture rail, access to loft.

### BEDROOM ONE

14' 2" to bay x 15' (4.32m x 4.57m)

Double glazed square bay window to front, radiator, power points, picture rail, coving to ceiling.



### BEDROOM TWO

10' 2" x 12' 5" (3.10m x 3.78m)

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



### BEDROOM THREE

8' 1" x 9' 1" (2.46m x 2.77m)

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

### BEDROOM FOUR

8' 1" x 9' 11" (2.46m x 3.02m)

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



### FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, towel radiator, close coupled WC with douche attachment, pedestal basin with mixer tap, panelled bath with grab rails, mixer tap and shower attachment.



### EXTERIOR

#### FRONT GARDEN

Brick paved providing off street parking.

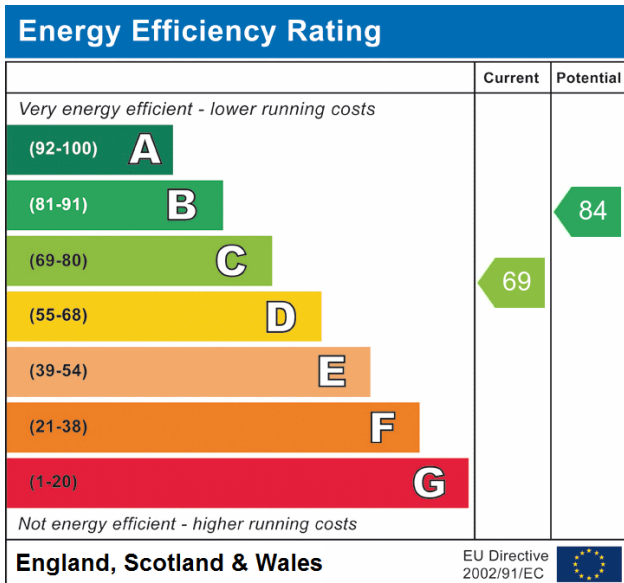
#### REAR GARDEN

54' with lawn, path, flower borders, raised rear patio, water tap, sensor light.



#### 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.



### What's Next?

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

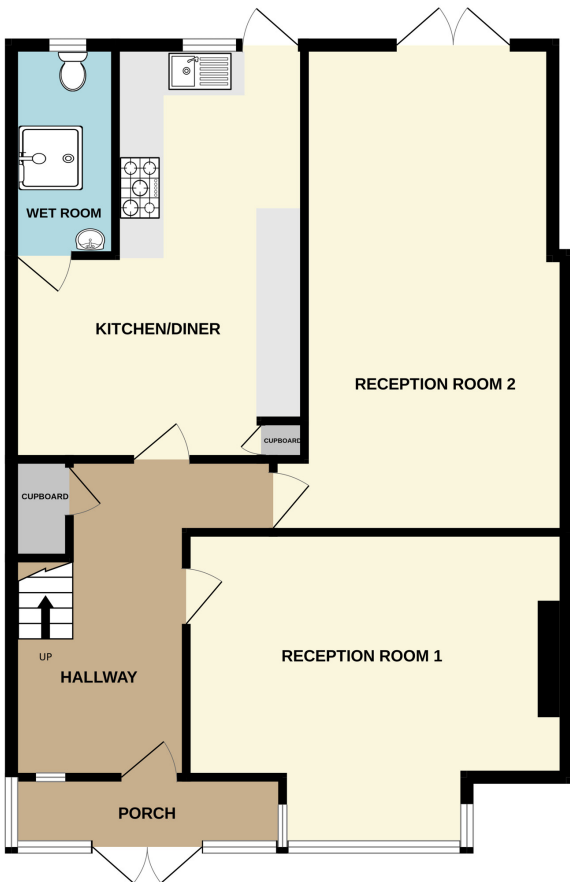
### Disclaimer

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GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 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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