

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Cowley Road, ILFORD, IG1 3JJ

Freehold

£640,000



Council Tax: Band E Redbridge

Payne & Co are pleased to offer this terraced house with plenty of potential for sale, awaiting a new owner keen to make their mark. The property boasts four bedrooms and two reception rooms, offering ample space for a family or those seeking a project. The house also benefits from an extended kitchen that provides a dining area. There's a bathroom situated on the first floor, delivering practical convenience. Located between The Drive and Cranbrook Road in the sought-after area of north Ilford, the property enjoys a prime location with local schools and the beautiful Valentines Park, making it an ideal family home. Further enhancing its appeal, the property offers off-street parking and a detached garage accessed via a gated service road for residents. This house is a great opportunity for someone looking to inject their own style into a property.



- Four Bedrooms
- Ground Floor WC
- Gated Rear Access
- Off Street Parking

- Two Receptions
- First Floor Bathroom/WC
- Detached Garage
- Extended Kitchen With Dining Area



## GROUND FLOOR

Enclosed Porch

Hallway

Reception One: 14' 8" x 12' 2" into bay  
(4.47m x 3.71m)

Ground Floor WC

Kitchen Diner: 11' 2" x 22' 10" (3.40m x 6.96m)

Reception Two: 10' 6" x 14' 5" (3.20m x 4.39m)

## FIRST FLOOR

Bedroom One: 13' 5" x 12' 4" into bay  
(4.09m x 3.76m)

Bedroom Two: 9' 3" x 12' 8" (2.82m x 3.86m)

Bedroom Three: 7' 10" x 12' 4" into bay  
(2.39m x 3.76m)

Bedroom Four: 7' 5" x 9' 5" (2.26m x 2.87m)

First Floor Bathroom/WC

## EXTERIOR

Detached Garage

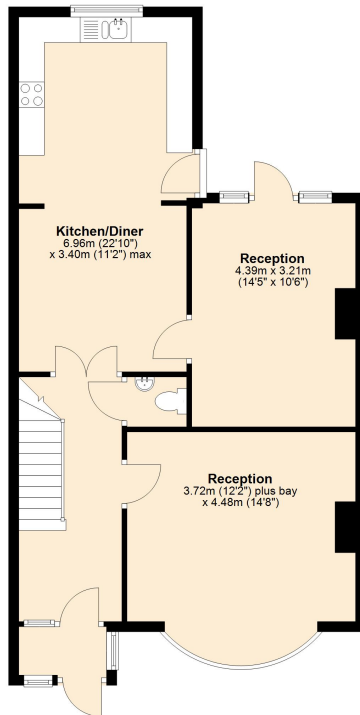
Off Street Parking

Rear Garden



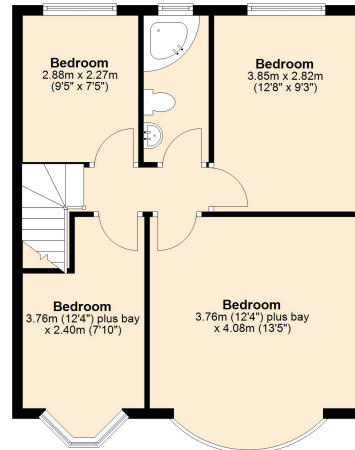
### Ground Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



### First Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



Total area: approx. 120.2 sq. metres (1293.8 sq. feet)

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.  
Plan produced using PlanUp.

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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit "terms and conditions" on our website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	69	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

