

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Cranbrook Road, BARKINGSIDE, IG6 1JB

Freehold

Offers Over £775,000



5



3



2



D

Council Tax: Band F
Redbridge

Payne & Co are pleased to offer this detached, corner sited house for sale which presents an excellent opportunity for investors or families looking for a property to modernise and add their personal touch. This generously proportioned house offers five bedrooms, a bathroom, two reception rooms, and a kitchen. The property boasts two spacious ground floor bedrooms, one of which features an en-suite. The remaining bedrooms are located on the first floor, with one offering the convenience of an en-suite as well. All bedrooms deliver comfortable living space, ideal for a growing family. The house is further complemented by two reception rooms. Reception room one features a bay window to the front, flooding the room with natural light, while the second reception room provides access to a garden, perfect for entertaining in the warmer months. Notably, the property includes a utility room with access to a ground floor WC and off-street parking. Situated in a convenient location, it is close to public transport links, local amenities, nearby schools, and parks, offering a desirable blend of comfort and convenience.

- Detached House
- Two Receptions
- Three First Floor Bedrooms
- Utility Room
- Off street Parking

- Corner Sited
- Two Ground Floor Bedrooms
- Three Bathrooms
- Rear Garden
- Nearby schools and parks



GROUND FLOOR

- Enclosed Porch
- Hallway
- Reception One: 12' 6" x 14' (3.81m x 4.27m)
- Utility Room: 12' 6" x 6' 5" (3.81m x 1.96m)
- Ground Floor WC
- Bedroom One: 11' 8" x 12' 8" plus bay (3.56m x 3.86m)
- Bedroom Two: 13' 6" x 8' 11" (4.11m x 2.72m)
- Kitchen: 16' 10" x 8' 9" (5.13m x 2.67m)
- Reception Two: 12' 5" plus recess x 25' 9" (3.78m x 7.85m)

FIRST FLOOR

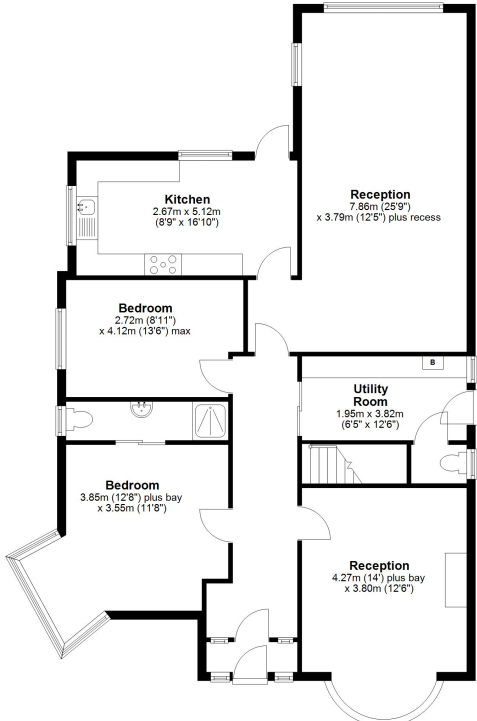
- Bedroom Three: 17' 11" x 10' 4" (5.46m x 3.15m)
- En-Suite Bathroom/WC
- Bedroom Four: 12' 6" x 14' 1" (3.81m x 4.29m)
- Bedroom Five: 6' 9" x 12' 6" (2.06m x 3.81m)
- First Floor Bathroom/WC

EXTERIOR

- Rear Garden: Approx. W 46' 0" x L 57' 0" (14.02m x 17.37m)
- Off Street Parking



Ground Floor
Approx. 119.8 sq. metres (1289.8 sq. feet)



First Floor
Approx. 60.8 sq. metres (654.1 sq. feet)



Total area: approx. 180.6 sq. metres (1943.9 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.

020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk
151 Cranbrook Road, Ilford, IG1 4TA

- 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		
(92+)	A	81
(81-91)		
(69-80)		
(55-68)	D	
(39-54)		
(21-38)	F	64
(11-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

