



Sunnyside Road, ILFORD

CALLING ALL GARDENERS!! Guide Price £500,000 - £525,000. This four bedroom, extended, mid terraced house has the benefit of one of the larger gardens in Ilford, approximately 152', ideal for entertaining family and friends and summer parties. Further benefits include Amtico flooring to the ground floor, double glazing, gas central heating, through lounge, fitted kitchen, ground floor bathroom/WC, three good size first floor bedrooms with a further second floor bedroom. The property has been well maintained and is in good decorative order. Please call our sales team for an appointment to view.

Guide Price £500,000

- FOUR BEDROOMS
- OFF STREET PARKING
- 152' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via bevelled leaded light door with opaque fanlight leading to hallway.

HALLWAY

Amtico flooring with border, radiator, cupboard under stairs.



GROUND FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, Amtico flooring, tiled walls, chrome towel radiator, panelled bath with mixer tap and thermostatically controlled shower over, pedestal basin with mixer tap, close coupled WC, wall mirror unit, LED spotlights to ceiling, extractor fan.



LOUNGE

11' x 22' 6" (3.35m x 6.86m)

Double glazed leaded light picture and casement window to front, Amtico flooring, two double radiators, power points, double doors to kitchen, double glazed picture and casement window to rear.



KITCHEN

8' 11" narrowing to 5' 11" x 16' 1" maximum (2.72m x 4.90m)

Double glazed picture and casement windows to front and rear, Amtico flooring, single radiator, range of eye and base units with rolled edge worktops and splashback, double electric oven, stainless steel five range gas hob with splashback, extractor hood, one and a quarter bowl stainless steel sink with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, recess for fridge freezer, cupboard housing wall mounted combination boiler, stable doors to garden.



FIRST FLOOR

LANDING

Open balustrade staircase, stairs to second floor.



BEDROOM ONE

11' narrowing to 7' 7" x 17' 3" (3.35m x 5.26m)

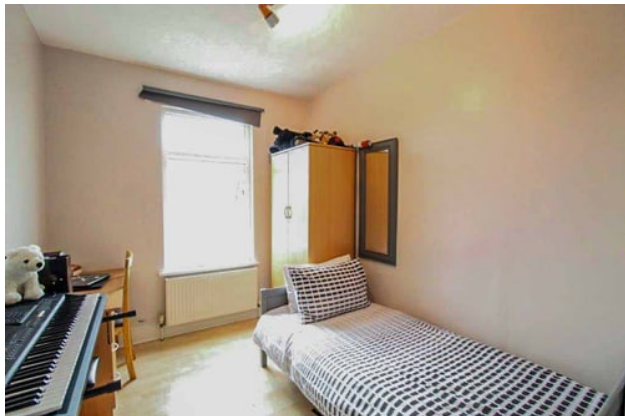
Two double glazed leaded light picture and casement windows to front, two single radiators, power points.



BEDROOM TWO

8' x 10' 11" (2.44m x 3.33m)

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



BEDROOM THREE

7' 3" x 8' 8" (2.21m x 2.64m)

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



SECOND FLOOR

BEDROOM FOUR

15' 3" narrowing to 8' 7" x 15' 5" (4.65m x 4.70m)

Two double glazed picture and casement windows to rear, double glazed velux style window to front, laminate flooring, double radiator, halogen spotlights to ceiling, fitted storage cupboards.

NB. Plumbing is ready for installation of an en-suite shower/WC



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

Approximately 152' veranda with integral spotlighting, outside tap, step down to paved patio area, remainder to lawn with wild flower borders, raised vegetable beds, further patio area leading to rear decked area with integrated lighting and colonial style balustrade, outside power points, timber shed to rear with power.



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?

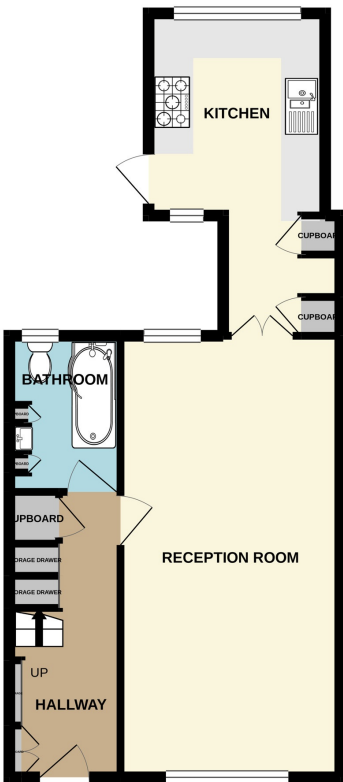
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

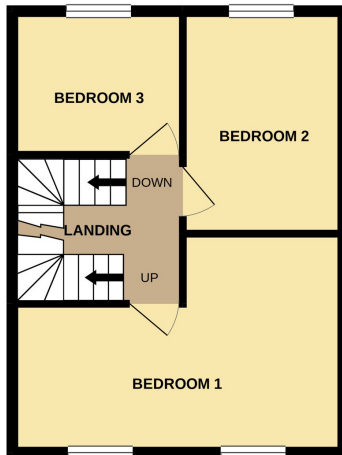
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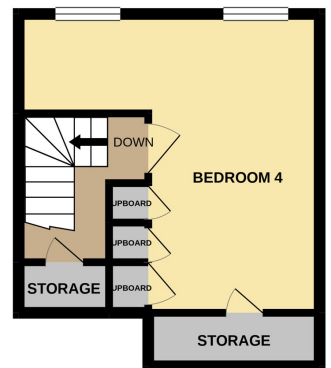
GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 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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