

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Littlemoor Road, ILFORD, IG1 1XZ

Freehold

Guide Price £575,000



3



1



2



D

Council Tax: Band D
Redbridge

Guide Price £575,000 - £600,000. Payne & Co are pleased to offer for sale this charming three-bedroom semi-detached house, a perfect choice for first-time buyers or families. This home boasts two inviting reception rooms; the first includes a beautiful round bay window to the front, and the second conveniently opens onto the kitchen, creating a fluid living space. The extended kitchen offers ample dining space and direct access to the garden, which is approximately 40ft. The property offers three bedrooms, two of which benefit from built-in wardrobes. There is also a shower room located on the first floor. Additional features of this home include off-street parking to the front, an attached garage to the side, and a storage shed to the rear. Adding to the appeal of this property is its location, which is near schools and South Park, providing a perfect setting for a family home. The option for a chain-free purchase is also available, adding convenience to this fantastic property purchase opportunity.

- Three bedrooms
- Off-street parking
- 40ft garden
- Ideal family home

- Two reception rooms
- Attached garage
- Extended kitchen/diner
- Near schools and parks



GROUND FLOOR

Enclosed Porch

Hallway

Reception One: 11' 4" x 10' 11" into bay
(3.45m x 3.33m)

Reception Two: 16' 10" x 11' 2" (5.13m x 3.40m)

Kitchen: 15' 4" x 9' (4.67m x 2.74m)

FIRST FLOOR

Bedroom One: 11' 1" x 10' 11" into bay
(3.38m x 3.33m)

Bedroom Two: 9' 3" x 11' 3" (2.82m x 3.43m)

Bedroom Three: 7' 5" x 7' 6" (2.26m x 2.29m)

First Floor Shower/WC

EXTERIOR

Off Street Parking

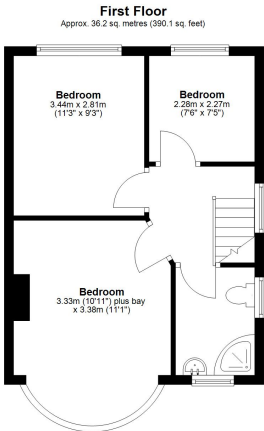
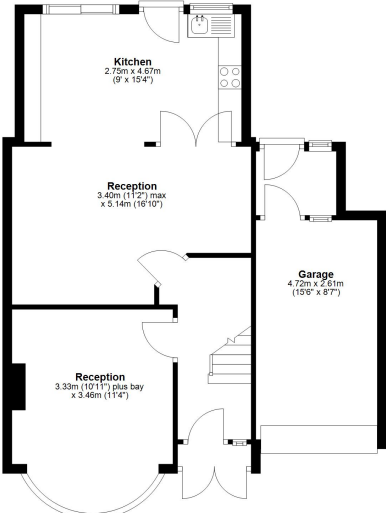
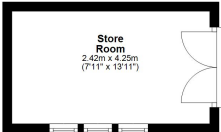
Rear Garden

Garden Store Room: 13' 11" x 7' 11"
(4.24m x 2.41m)

Attached Garage: 8' 7" x 15' 6" (2.62m x 4.72m)



Ground Floor (excluding store room)
Approx. 64.7 sq. metres (696.2 sq. feet)



Total area: approx. 100.9 sq. metres (1086.3 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 PlanSpace.

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		
Very energy efficient - lower running costs		
(94+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

