



## Ley Street, ILFORD

£480,000

DON'T MISS OUT!! Payne & co are pleased to offer this three bedroom terraced house, conveniently located for local bus routes, shops, schools and Ilford mainline station with its Elizabeth Lione transport links. Benefits include extensive double glazing, gas central heating, spacious lounge, fitted kitchen, ground floor bathroom/WC, three bedrooms, off street parking and rear garden. Please call our sales team as soon as possible for your appointment to view.

- THREE BEDROOMS
- GROUND FLOOR BATHROOM/WC
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - C

## GROUND FLOOR

### ENTRANCE

Via front door to hallway.

### HALLWAY

Laminate flooring, radiator, cupboard housing meters.

### LOUNGE

13' x 21' 2" (3.96m x 6.45m)

Double glazed window to front, laminate flooring, radiator, double doors to kitchen diner, door to stairs.



### KITCHEN DINER

12' 6" x 15' 3" (3.81m x 4.65m)

Window to rear, laminate flooring, range of eye and base units with rolled edge worktops, oven and hob, recess for fridge freezer, stainless steel sink with mixer tap, plumbing for washing machine, cupboard housing boiler.



## GROUND FLOOR BATHROOM/WC

Double glazed opaque window to rear, tiled floor and walls, radiator, low flush WC, wash basin, paneled bath with shower attachment.



## FIRST FLOOR

### BEDROOM ONE

9' 10" x 16' 2" (3.00m x 4.93m)

Double glazed window to rear, radiator, power points, fitted cupboards.



**BEDROOM TWO**

8' 9" x 10' 11" (2.67m x 3.33m)

Double glazed window to front, radiator, power points.



**BEDROOM THREE**

6' 11" x 10' 10" (2.11m x 3.30m)

Double glazed window to front, radiator, power points.



**EXTERIOR**

**REAR GARDEN**

Approximately 30' with paved patio, remainder to lawn, outbuilding.



**FRONT GARDEN**

Dropped kerb providing off street parking.

**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 £300 from the company we recommend.

**EPC**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

***What's Next?***

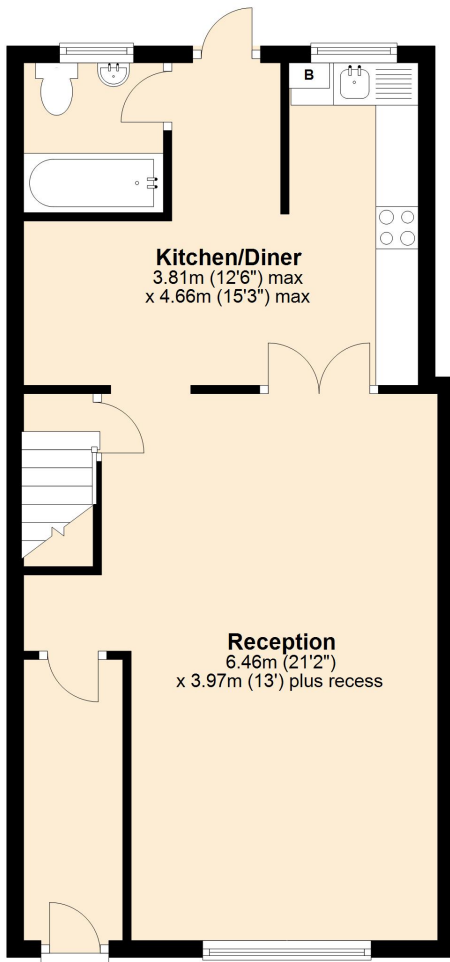
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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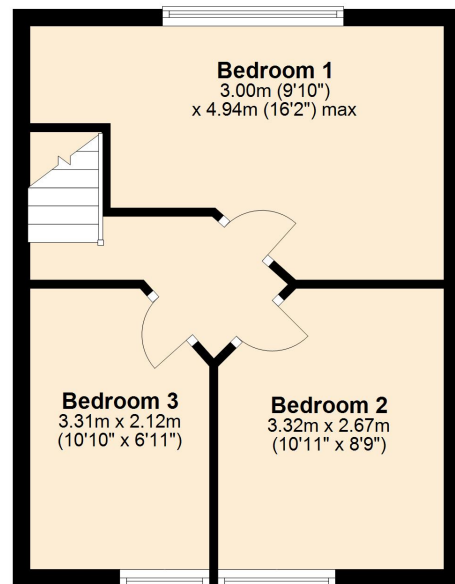
## Ground Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



## First Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 sq. feet)