

PAYNE & Co

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Crombie Close, REDBRIDGE, IG4 5HF
£450,000

Freehold



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E

Council Tax: Band D
Redbridge

New to the market is this three bedroom terraced house. It's a property ripe for modernisation, providing an ideal opportunity for both first-time buyers and investors. The home comprises of a reception room, kitchen, three bedrooms and a first floor bathroom. Its location is one of its best features, being in a sought-after area with excellent public transport links, nearby popular schools, local amenities, and parks. It's a house that's brimming with potential and ready for its next owners to make it their own.

- Three bedrooms
- In need of modernisation
- Chain Free
- Cul-de-Sac
- First Floor Bathroom
- Garage
- Sought After Location
- Freehold



GROUND FLOOR

Hallway
Ground Floor WC
Through Lounge: 13' 1" x 23' 11" (3.99m x 7.29m)
Kitchen: 8' 1" x 10' 7" (2.46m x 3.23m)

FIRST FLOOR

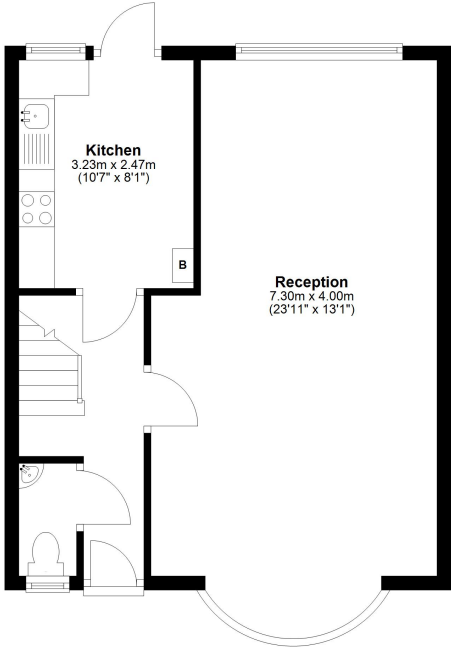
Bedroom One: 11' 5" x 13' 5" (3.48m x 4.09m)
Bedroom Two: 12' 8" x 10' 2" (3.86m x 3.10m)
Bedroom Three: 7' 9" x 9' 7" (2.36m x 2.92m)
First Floor Bathroom/WC

EXTERIOR

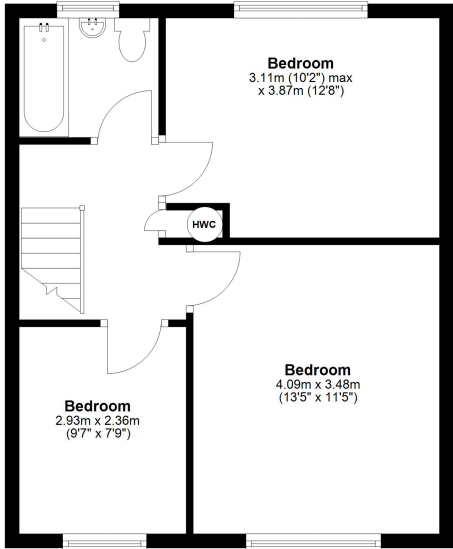
Rear Garden



Ground Floor
Approx. 43.4 sq. metres (467.2 sq. feet)



First Floor
Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.6 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			
(92+)	A	41	74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	74
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	