

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Bathurst Road, ILFORD, IG1 4LA

Freehold

£725,000

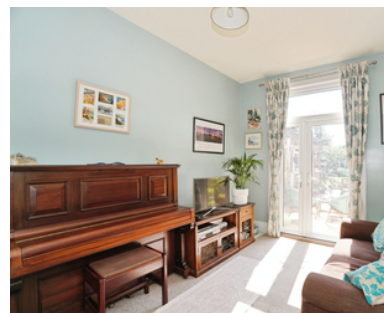


Council Tax: Band E
Redbridge

Payne & Co are pleased to present this charming semi-detached house for sale, located in a sought-after area in the Commonwealth Estate, near Valentines Park and Balfour Road Mosque. With excellent public transport links and nearby schools, this property is ideally suited for families. The home boasts four spacious bedrooms, with the first featuring built-in wardrobes and a bay window to the front, providing a bright and airy atmosphere. There are two well-equipped bathrooms, one on the first floor offering a four-piece suite, and another on the ground floor off the utility room. The property also offers two inviting reception rooms. The first is enhanced by large windows and a fireplace, offering a cosy space for relaxation. The second reception room presents a beautiful view of the garden and patio doors providing direct access to the outdoors. The heart of the home is the shaker style kitchen, featuring a utility room and dining space. It also provides convenient access to the over 100ft sunny south-west facing garden. In the garden, you will find a summer house complete with a reception room, shower room, and storage space for bikes and tools. Additional benefits include off-street parking and shared side access. The property retains many period features, adding a touch of character and charm to this wonderful family home.

- Two modern bathrooms
- Two reception rooms
- Off Street Parking
- Prime location
- Garden in excess of 100ft

- Four spacious bedrooms
- Commonwealth estate location
- Shared side access
- Period features
- Summer house with shower room and store



GROUND FLOOR

- Enclosed Porch
- Hallway
- Reception One: 14' 5" plus bay x 14' 7" (4.39m x 4.45m)
- Reception Two: 14' 2" x 10' 8" (4.32m x 3.25m)
- Kitchen/Diner: 21' 2" max x 9' 10" max (6.45m x 3.00m)
- Utility Room: 11' 2" x 8' 0" (3.40m x 2.44m)
- Bathroom/WC

FIRST FLOOR

- Bedroom One: 14' 5" plus bay x 13' 8" (4.39m x 4.17m)
- Bedroom Two: 14' 3" x 9' 8" (4.34m x 2.95m)
- Bedroom Three: 10' 8" max x 7' 6" max (3.25m x 2.29m)
- Bedroom Four: 9' 9" x 6' 11" (2.97m x 2.11m)
- Bathroom/WC

EXTERIOR

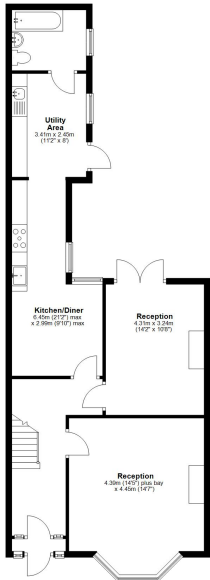
- Rear Garden: In excess of 100'
- Off Street Parking

SUMMER HOUSE

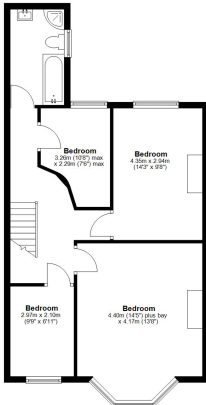
- Reception Room: 17' 3" x 10' 6" (5.26m x 3.20m)
- Shower Room/WC
- Store Room: 10' 5" x 6' 6" (3.17m x 1.98m)



Ground Floor excluding Outhouse



First Floor



Total area: approx. 138.0 sq. metres (1485.6 sq. feet)

020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk
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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	80
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)	F	43
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

