

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Emerson Road, ILFORD, IG1 4XA

Freehold

Guide Price £975,000



Council Tax: Band F
Redbridge

Payne & Co are pleased to present this magnificent semi-detached house for sale, situated in the highly sought-after Garden City Estate. This exceptional property offers four spacious double bedrooms, including a modern loft extension which boasts an en-suite shower room, freestanding bath, and walk-in closet. The ground floor features a spacious through lounge, beautifully enhanced by large windows, charming fireplaces, a distinctive round bay window, and stylish stripped floors—an ideal space for both relaxation and entertaining guests. The house also features a striking extended kitchen complete with a kitchen island, providing plenty of space for food preparation. It is flooded with natural light, providing a bright, airy atmosphere. The kitchen also provides a generous dining space, making it a social hub for family meals. Bi-fold doors lead to the garden, seamlessly blending indoor and outdoor living spaces.

Overlooking the picturesque Valentines Park, the house benefits from gated off-street parking and side access. It retains period features throughout, creating a warm, inviting ambiance. Public transport links and nearby schools make this property an ideal choice for families. Experience the perfect blend of modern luxury and traditional charm with this stunning property.

- Four spacious double bedrooms
- Modern loft with en-suite
- Overlooks Valentines Park
- Bi-fold doors to garden
- Ideal family home
- Semi detached house
- Period features throughout
- Gated off-street parking
- Walk-in closet in loft
- Garden city estate location

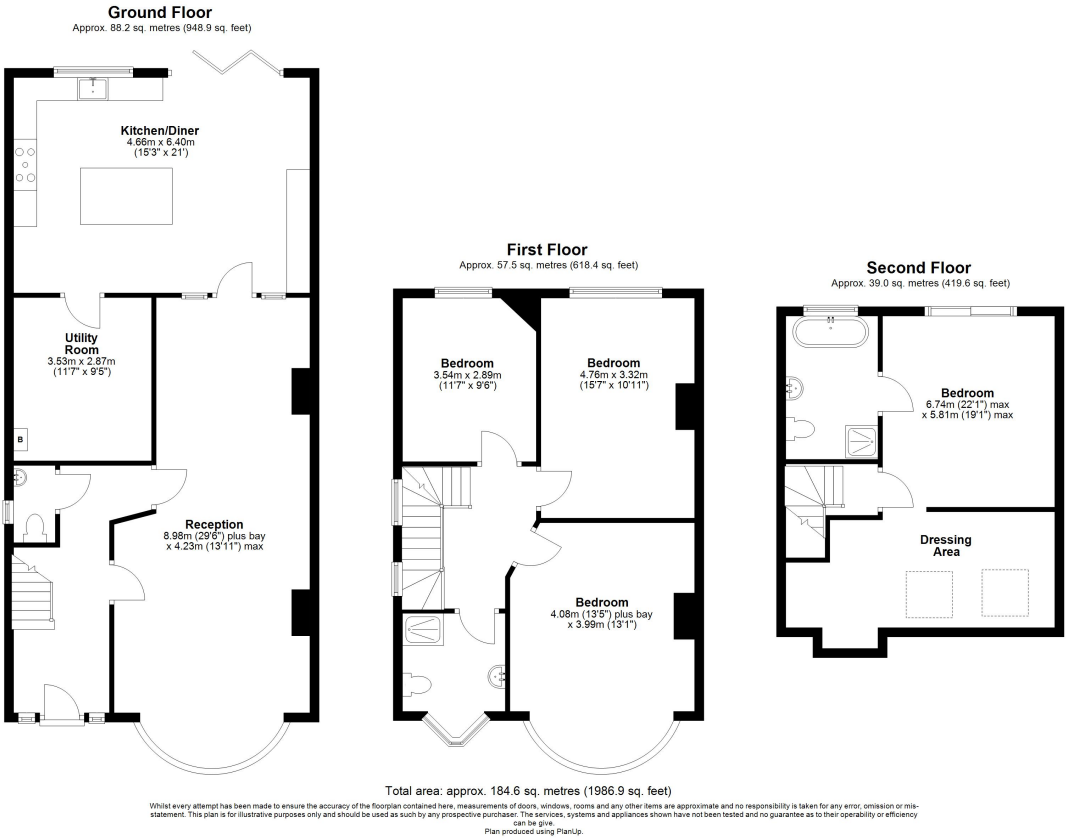


GROUND FLOOR

- Hallway
 - Ground Floor WC
 - Through Lounge: 13' 11" x 29' 6" plus bay (4.24m x 8.99m)
 - Utility Room: 9' 5" x 11' 7" (2.87m x 3.53m)
 - Kitchen Diner: 21' x 15' 3" (6.40m x 4.65m)
- FIRST FLOOR

- Bedroom Two: 13' 1" x 13' 5" plus bay (3.99m x 4.09m)
 - Bedroom Three: 10' 11" x 15' 7" (3.33m x 4.75m)
 - Bedroom Four: 9' 6" x 11' 7" (2.90m x 3.53m)
 - First Floor Shower/WC
- SECOND FLOOR

- Main Bedroom: 19' 1" x 22' 1" (5.82m x 6.73m)
 - En-Suite Bathroom/WC
 - Dressing Room:
- EXTERIOR
- Off Street Parking
 - Rear Garden: Approximately 45'



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		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		71	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F	55	55	
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

