

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



St Marys Road, ILFORD, IG1 1QY  
£500,000

Freehold



Council Tax: Band C  
Redbridge

Guide Price: £500,000 - £530,000. WHAT A FIND!! This four bedroom, extended terraced house is in good decorative order and benefits from double glazing, gas central heating, two receptions, modern fitted kitchen, three first floor bedrooms, first floor family bathroom/WC, further second floor bedroom with en-suite WC and a beautiful 51' garden which is the owners pride and joy! Conveniently located for Seven Kings station, Ilford mainline stations and Ilford town centre. This property is priced to sell so please call our sales team for your appointment to view.

- FOUR BEDROOMS
- 51' REAR GARDEN
- COUNCIL TAX - BAND C

- TWO RECEPTIONS
- FREEHOLD
- EPC - D





**GROUND FLOOR**

**ENTRANCE**

**HALLWAY**

**RECEPTION ONE:** 11' 2" to alcove x 14' 1" to bay (3.40m x 4.29m)

**RECEPTION TWO:** 11' 1" x 11' 8" to alcove (3.38m x 3.56m)

**KITCHEN:** 9' 2" x 14' 1" (2.79m x 4.29m)

**FIRST FLOOR**

**SPLIT LEVEL LANDING**

**BEDROOM ONE:** 14' to bay x 14' 8" to alcove (4.27m x 4.47m)

**BEDROOM TWO:** 9' 5" to alcove x 11' 1" (2.87m x 3.38m)

**BEDROOM THREE:** 7' 4" x 9' 3" (2.24m x 2.82m)

**FIRST FLOOR BATHROOM/WC**

**SECOND FLOOR**

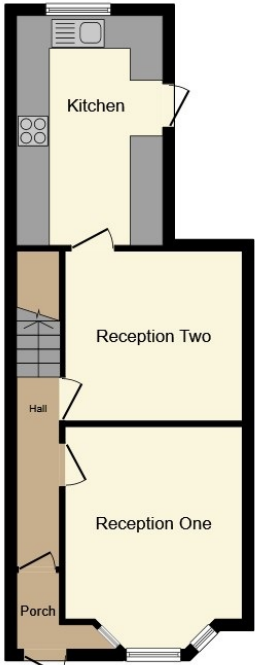
**LANDING**

**BEDROOM FOUR:** 12' 9" maximum x 17' 11" to narrowing head height (3.89m x 5.46m)

**EN-SUITE WC**

**EXTERIOR**

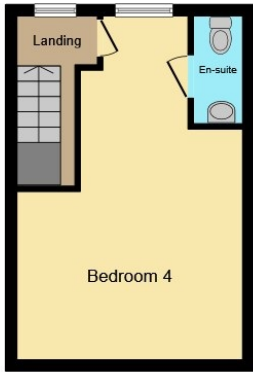
**REAR GARDEN:** 51'



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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			
(94+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



