



Lincoln Gardens, ILFORD

£800,000

LOCATION, LOCATION, LOCATION!! Payne & Co are privileged to offer for sale this wonderful, 1930s, character, end of terrace property retaining many period features including stained glass porch and leaded front door, some fire places and panelled doors. Offered with no onward chain, the property features four bedrooms, one of which boasts a bay window feature. A good size through lounge with access to the garden, while the second reception room can be utilised as a morning room/dining room. A fitted kitchen and a first-floor shower room with separate WC along with a ground for WC complete the interior offerings. The outside space is equally impressive with side access to the rear garden, off street parking and an integral garage. Located in the desirable Cathedral Estate, the property is ideally situated near local schools, parks and transport, making it perfect for families. Book your viewing today!!

- NO ONWARD CHAIN
- FOUR BEDROOMS
- FREEHOLD
- COUNCIL TAX - BAND F
- EPC - D
- INTEGRAL GARAGE

GROUND FLOOR

ENTRANCE

Via double doors to enclosed storm porch with coloured leaded window to side, coloured leaded light door to hallway.



HALLWAY

Radiator, cupboard under stairs housing meters, stairs to first floor.

THROUGH LOUNGE

Double glazed bay window to front, radiator, double glazed windows and patio doors to rear garden.



KITCHEN

Double glazed window to side, tiled floor, part tiled walls, range of eye and base units with rolled edge worktops, electric oven, gas hob, extractor hood, recess for under counter fridge, stainless steel sink, recess for washing machine, wall mounted boiler, door to garden.



GROUND FLOOR WC

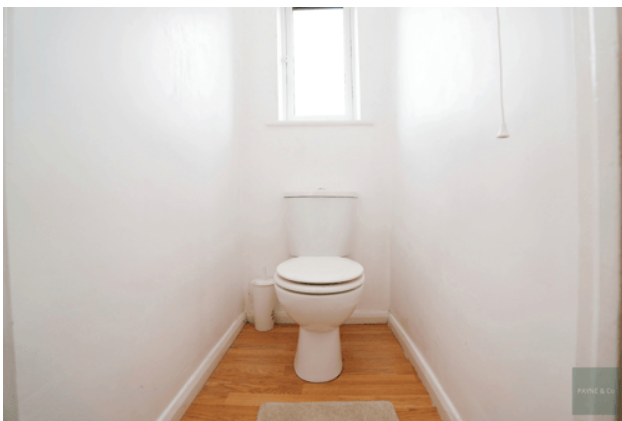
Double glazed opaque window to rear, tiled walls, WC, wash basin.



FIRST FLOOR

FIRST FLOOR WC

Opaque window to rear, low flush WC.



FIRST FLOOR SHOWER/WC

Double glazed opaque window to side, tiled floor and walls, corner shower cubicle with shower over, pedestal basin with mixer tap.



BEDROOM ONE

Double glazed bay window to front, radiator, feature fireplace, fitted cupboards.



BEDROOM TWO

Two double glazed windows to rear, radiator, fitted wardrobes.



BEDROOM THREE

Double glazed window to front, radiator, feature fireplace, fitted wardrobes.



BEDROOM FOUR

Double glazed windows to side and rear, fitted wardrobes, access to loft.



EXTERIOR

FRONT GARDEN

Providing off street parking for one car, remainder to lawn, pedestrian side access to rear with access to attached garage.

GARAGE

Via double doors to front, door to side access, power and lighting, butler sink.



REAR GARDEN

Approximately 55' with crazy paved patio, remainder to lawn.



AGENTS NOTE

The Vendor advises us there is brand new double glazing to rear of property; upstairs rear bedrooms, bathroom and kitchen and upgraded electrics.

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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

What's Next?

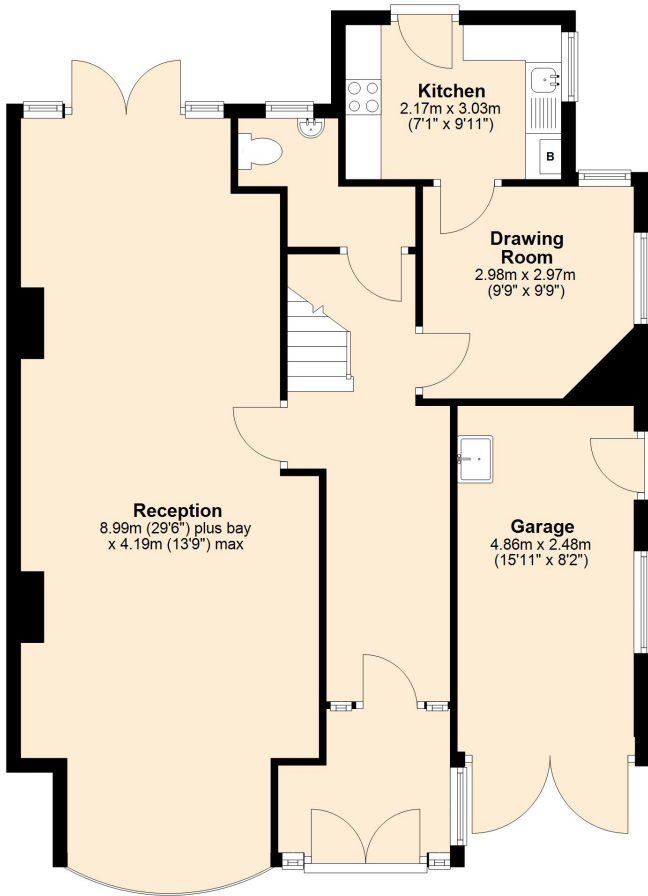
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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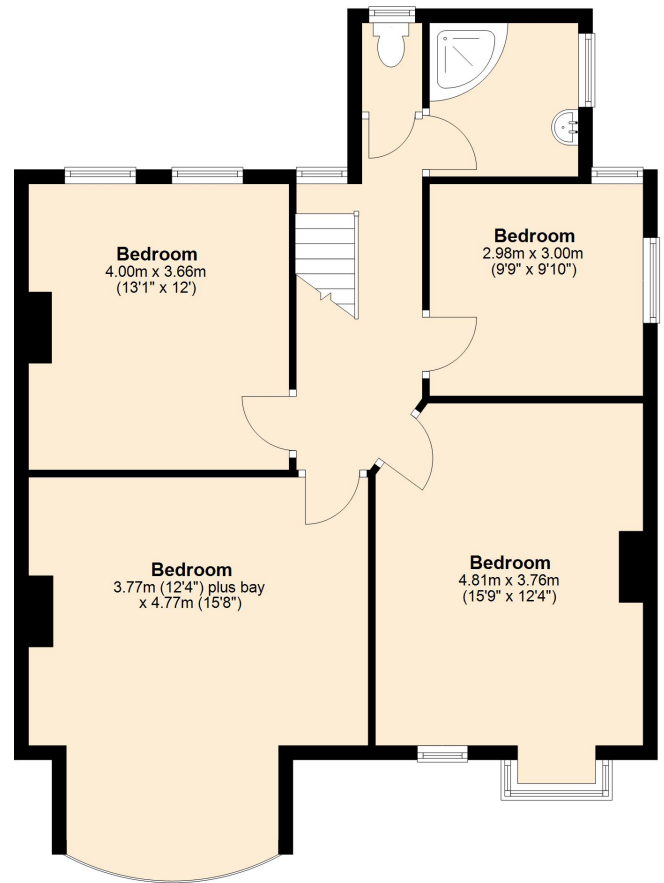
Ground Floor

Approx. 87.6 sq. metres (942.6 sq. feet)



First Floor

Approx. 79.2 sq. metres (852.6 sq. feet)



Total area: approx. 166.8 sq. metres (1795.2 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.