

PAYNE & Co

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Wanstead Lane, ILFORD, IG1 3SF

Freehold

Guide Price £875,000



Council Tax: Band E  
Redbridge

Guide Price £875,000 - £900,000. Take a look at this beautiful house, currently listed for sale, is in good condition and awaits its next owner. The property boasts an impressive number of rooms, including five bedrooms, two bathrooms and four reception rooms, providing ample living space for a large family or for those who enjoy hosting guests. The house also includes a well-maintained kitchen with granite work tops and floor tiles, perfect for home cooking and family meals. One of the standout features of this property is its location. It has excellent public transport links, making daily commuting or occasional travels a breeze. The house also benefits from Plantation style blinds to a number of windows and the rear extension has a replacement fibre glass roof and being near to several local amenities, ensuring that all your daily needs, from shopping to dining, are within easy reach. For families with school-aged children, the proximity to nearby schools is an added advantage, offering convenience and peace of mind. This house, with its generous living spaces and advantageous location, is an ideal choice for those seeking a comfortable and convenient lifestyle. We welcome interested buyers to get in touch to explore the potential this property has to offer.

- Five Bedrooms
- Two Bathrooms
- Gated off Street Parking
- North Ilford Location
- Three/Four Reception Rooms
- Off Street Parking
- Complete Onward Chain
- Ideal Family Home





**GROUND FLOOR**

- Reception One: 12' 11" x 18' 5" (3.94m x 5.61m)
- Reception Two: 11' 4" x 18' 7" (3.45m x 5.66m)
- Reception Three: 8' x 13' 4" (2.44m x 4.06m)
- Study: 7' 1" x 14' 4" (2.16m x 4.37m)
- Kitchen Diner: 11' 11" x 27' 3" (3.63m x 8.31m)
- Utility Room: 7' 3" x 9' 4" (2.21m x 2.84m)
- Ground Floor WC
- Ground Floor Bathroom/WC: 6' 1" x 6' 5" (1.85m x 1.96m)



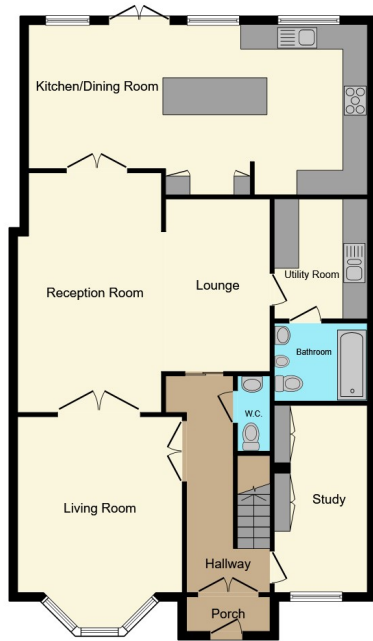
**FIRST FLOOR**

- Bedroom One: 12' 2" x 18' 7" (3.71m x 5.66m)
- Bedroom Two: 12' 8" x 13' 6" (3.86m x 4.11m)
- Bedroom Three: 7' 1" x 8' 5" (2.16m x 2.57m)
- Bedroom Four: 7' 2" x 17' (2.18m x 5.18m)
- Bedroom Five: 7' 2" into recess x 13' 9" (2.18m x 4.19m)
- First Floor Bathroom/WC: 6' 11" x 10' 7" (2.11m x 3.23m)



**EXTERIOR**

Rear Garden: 50'



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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			
(94+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC



