



Redcliffe Gardens, ILFORD

£1,000,000

LOCATION! LOCATION! LOCATION! This six bedroom, semi detached house is perfectly located opposite Valentines Park with major bus route to Gants Hill underground station, Ilford town centre and mainline station with its Elizabeth Line transport links. Benefits include cellar, two large receptions, kitchen diner, four bedrooms to the first floor along with family bathroom/WC, two further bedrooms to the second floor, second floor WC, gated side access to rear garden and off street parking. This property is perfectly presented and would make an ideal home for a large family. Priced to sell so please call our sales team for your appointment to view.

- SIX BEDROOMS
- TWO RECEPTIONS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed bevelled light double doors to fully enclosed storm porch with tiled floor, wall light points, halogen spotlights to ceiling, double glazed opaque bevelled light internal door to hallway.

HALLWAY

Double glazed leaded light picture and casement window to front, tiled floor, double radiator, open cast fireplace, coving to ceiling, access to cellar.



CELLAR

11' 8" x 14' (3.56m x 4.27m)

Double glazed leaded light casement window to side, gas meter, fuseboard.

RECEPTION ONE

Double glazed leaded light bay window to front, radiator, power points, wall light points, coving to ceiling.



RECEPTION TWO

Laminate flooring, double radiator, power points, wall light points, coving to ceiling, ceiling rose, double glazed leaded light double doors with matching fanlight leading to garden.



KITCHEN DINER

Two double glazed leaded light picture and casement windows to side, double glazed leaded light picture and casement window to rear, tiled floor, double radiator, range of eye and base units with rolled edge worktops, one and three quarter bowl stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, range cooker with tiled splashback and extractor hood, cupboard housing wall mounted boiler, double glazed door to covered side area/utility room.



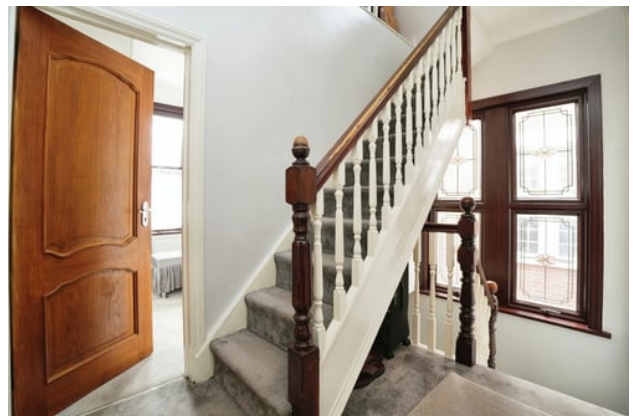
UTILITY AREA

plumbing for washing machine, door to garden, door to storage shed.

FIRST FLOOR

LANDING

Double glazed leaded light picture and casement window to side, open balustrade staircase, double radiator.



BEDROOM ONE

Double glazed leaded light square bay window to front, double radiator, power points, coving to ceiling, fitted wardrobes.



BEDROOM TWO

Double glazed leaded light picture and casement window to rear, double radiator, power points, coving to ceiling, fitted wardrobes.



BEDROOM THREE

Double glazed leaded light picture and casement window to rear, double radiator, power points, coving to ceiling, fitted wardrobes.



BEDROOM FOUR

Double glazed leaded light picture and casement window to front, double radiator, power points, coving to ceiling.



FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to side, tiled floor and walls, vertical radiator, close coupled WC, vanity sink unit with mixer tap, panelled shower bath with mixer tap and thermostatically controlled shower over, spotlights to ceiling.



SECOND FLOOR

LANDING

Double glazed leaded light casement window to side, open balustrade staircase, storage area, spotlights to ceiling.

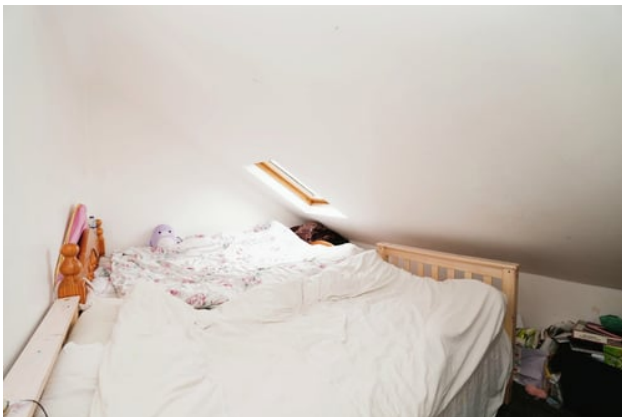
BEDROOM FIVE

Two double glazed Velux windows to rear, double radiator, fitted wardrobes with vanity desk unit and drawers, storage to eaves.



BEDROOM SIX

Double glazed Velux window to rear, double radiator, power points, wall light points.



SECOND FLOOR WC

Tiled floor and walls, close coupled WC, pedestal basin with mixer tap, extractor fan.



EXTERIOR

STORAGE SHED

7' 6" x 15' 9" (2.29m x 4.80m)

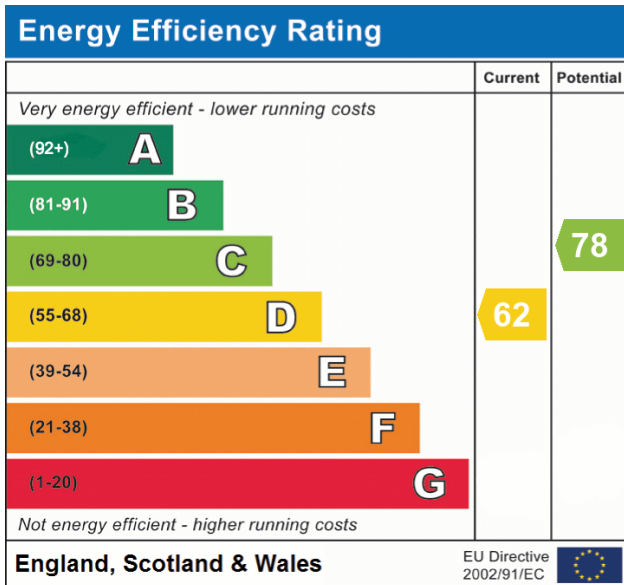
REAR GARDEN

47' with brick paved patio area, remainder to lawn, shrub and flower borders, outside sensor light, water tap, timber shed.



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.



What's Next?

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

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

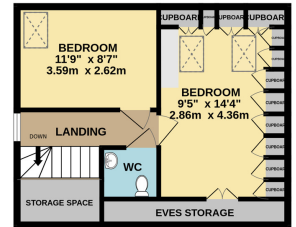
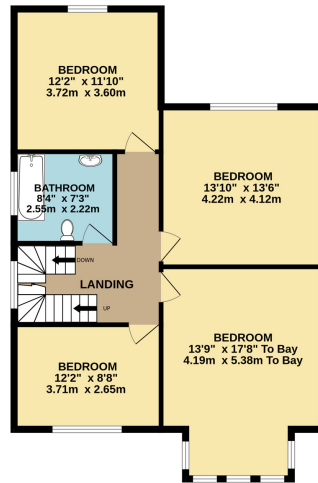
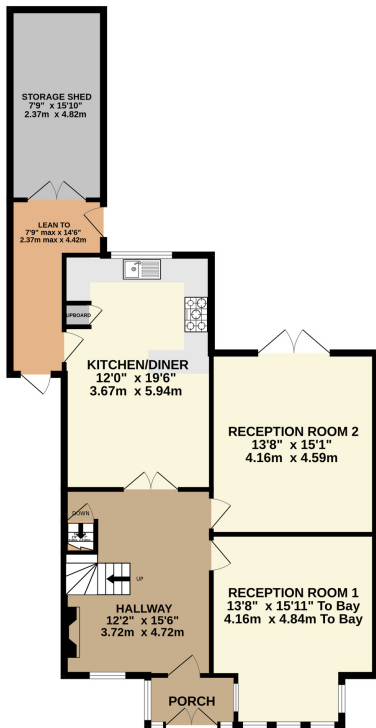
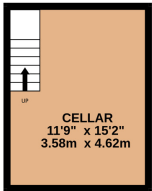
Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.

1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.

2ND FLOOR
418 sq.ft. (37.9 sq.m.) approx.

CELLAR
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 2474 sq.ft. (229.8 sq.m.) approx.

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.

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