



## Kensington Gardens, ILFORD

Guide Price £775,000 - £800,000. Presenting a lovely terraced property currently listed for sale. The property boasts of 5 bedrooms, 2 bathrooms, a kitchen, and an impressive 4 reception rooms. The high ceilings throughout the house add a touch of elegance and provide a sense of grandeur, while plenty of natural light filling the rooms creates a soothing atmosphere. The property also benefits from parking, a cellar and an outbuilding. This house is a perfect fit for families seeking a comfortable lifestyle or investors looking for properties with high potential. This residence's location is yet another of its many strengths. It is favourably placed with easy access to public transport links, ensuring a hassle-free commute. The proximity to nearby schools makes it an ideal choice for families with school-going children. Furthermore, the strong local community will provide a welcoming and secure environment for the occupants. Whether you are investing or finding your next family home, this property's unique features and prime location make it a truly desirable purchase.

Guide price £775,000

- FIVE BEDROOMS
- TWO LOFT ROOMS
- TWO BATHROOMS
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D



## GROUND FLOOR

### ENTRANCE

Via double glazed double doors to porch with double glazed colour leaded light picture and casement windows to front, opaque half glazed door with matching side and fanlights leading to hallway.

### HALLWAY

Double radiator, power points, wall mounted thermostat control, access to cellar.



### CELLAR

Housing lighting and meters.

### RECEPTION ONE

12' 1" x 23' 2" (3.68m x 7.06m)

Double doors to front porch, radiator, power points.



### RECEPTION TWO

12' x 16' 11" (3.66m x 5.16m)

Double glazed bay window to front, radiator, power points.



### RECEPTION THREE

9' 3" x 10' 3" (2.82m x 3.12m)

Radiator, power points, doors to reception four, ground floor shower/WC and rear garden.



### RECEPTION FOUR

10' 2" x 12' 11" (3.10m x 3.94m)

Radiator, power points, double glazed sliding patio doors to garden.



### KITCHEN DINER

12' x 19' 8" (3.66m x 5.99m)

Skylight window, range of eye and base units, stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer, gas oven and hob, extractor hood.



### GROUND FLOOR SHOWER/WC

Double glazed window to rear, close coupled WC, pedestal wash basin with mixer taps, shower cubicle with electric shower.

## FIRST FLOOR

### SPLIT LEVEL LANDING

Double glazed picture and casement window to rear on half landing, power points, stairs to second floor.

### FIRST FLOOR BATHROOM/WC

Double glazed opaque window to rear, tiled walls, radiator, panelled bath with mixer taps and shower attachment, low flush WC, pedestal wash basin.



### BEDROOM ONE

16' 1" to bay x 12' 8" (4.88m x 3.86m)

Double glazed square bay window to front, radiator, power points.



### BEDROOM TWO

9' 8" x 11' 10" (2.95m x 3.61m)

Double glazed window to front, radiator, power points.



### BEDROOM THREE

10' 10" x 11' (3.30m x 3.35m)

Double glazed window to rear, radiator, power points.





### BEDROOM FOUR

6' 7" x 10' 11" (2.01m x 3.33m)

Double glazed window to rear, radiator, power points.



### BEDROOM FIVE

6' 5" x 8' 8" (1.96m x 2.64m)

Double glazed window to front, radiator, power points.



## SECOND FLOOR

### LANDING

Double glazed skylight window to rear, storage to eaves.

### LOFT ROOM ONE

10' 9" x 13' 3" (3.28m x 4.04m)

Double glazed skylight window to rear, radiator, power points.



### LOFT ROOM TWO

5' 11" x 10' 6" (1.80m x 3.20m)

## EXTERIOR

### FRONT GARDEN

Crazy paved providing off street parking .

### REAR GARDEN




### AGENT DISCLOSURE

We are aware that Japanese knotweed is present at the property and we await further information regarding a treatment plan.

### 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.

### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			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



First Floor



Second 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](http://www.Propertybox.io)

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