



## Sackville Gardens, ILFORD

WHAT A FIND!! This five bedroom, extended terraced house is perfectly located for Redbridge underground station, bus routes to Ilford town centre and mainline station with its Elizabeth Line transport links. Benefits include full fibre broadband and many original features including fireplaces, ceiling roses and architraves. The property comprises three receptions, kitchen dining area, utility room, ground floor shower/WC, four first floor bedrooms, first floor bathroom/WC, second floor bedroom, off street parking and 42' private rear garden. This is the first time this property has been marketed for over 40 years and has been well maintained by the current owners but now it's time for them to move on! Priced to sell and offered with no onward chain, please call our Ilford sales team for your appointment to view.

## Offers Over £650,000

- NO ONWARD CHAIN
- FIVE BEDROOMS
- THREE RECEPTIONS
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - E

## GROUND FLOOR

### ENTRANCE

Via double glazed double doors to fully enclosed storm porch, bevelled light internal door with side and fanlight leading to hallway.

### HALLWAY

Double radiator, wall mounted thermostat control, dado rail, coving to ceiling, door to cellar.



### CELLAR

5' 9" x 24' 9" (1.75m x 7.54m)

Fuseboard, gas and electric meters.

### RECEPTION ONE

14' 5" to bay x 16' 8" to alcove (4.39m x 5.08m)

Double glazed bay window to front, double radiator, tiled fireplace with marble surround, power points, coving to ceiling, ceiling rose.



### RECEPTION TWO

11' 3" to alcove x 13' 9" (3.43m x 4.19m)

Double radiator, open cast fireplace with tiled inset and surround, power points, coving to ceiling, glazed door to kitchen diner.



### RECEPTION THREE

10' 4" x 11' 3" to alcove (3.15m x 3.43m)

Picture window to dining area, laminate flooring, double radiator, power points, fitted units, glazed display unit.



### KITCHEN AREA

7' x 10' 7" (2.13m x 3.23m)

Double glazed picture window to rear, tiled floor and walls, power points, range of eye and base units, gas oven and hob, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, open to dining area.



## DINING AREA

9' 10" x 10' 4" (3.00m x 3.15m)

Double glazed picture and casement window to rear, laminate flooring, single radiator, power points, door to utility room, double glazed double doors to garden.



## UTILITY ROOM

Tiled floor and walls, single radiator, pedestal basin, shave socket, plumbing for washing machine, door to ground floor shower/WC.



## GROUND FLOOR SHOWER ROOM/WC

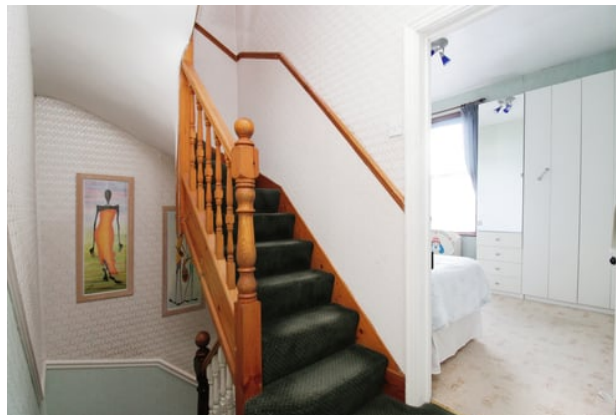
Double glazed opaque casement window to rear, tiled floor and walls, low level flush WC, cubicle with electric shower over



## FIRST FLOOR

### LANDING

Open balustrade staircase, power points, stairs to second floor.



### FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled walls, single radiator, close coupled WC, pedestal basin, panelled bath with mixer tap and shower attachment, extractor fan.



### BEDROOM ONE

10' 11" to wardrobes x 15' 2" to bay (3.33m x 4.62m)

Double glazed bay window to front, double radiator, power points, picture rail, coving to ceiling, fitted wardrobes with sliding mirror doors.



## BEDROOM TWO

7' 10" to wardrobes x 12' 11" (2.39m x 3.94m)

Double glazed picture and casement window to rear, single radiator, power points, fitted wardrobes with sliding mirror doors.



## BEDROOM THREE

9' 2" x 9' 9" (2.79m x 2.97m)

Double glazed picture and casement window to front, single radiator, power points.



## BEDROOM FOUR

7' 11" x 10' 4" (2.41m x 3.15m)

Double glazed picture and casement window to rear, power points, cupboard housing wall mounted boiler with hot water cylinder above.



## SECOND FLOOR

### BEDROOM FIVE

13' 8" to narrowing head height x 18' (4.17m x 5.49m)

Double glazed Velux fire escape window to front, two double glazed picture and casement windows to rear, laminate flooring, double radiator, power points, storage to eaves, fitted cupboard and drawers.



## EXTERIOR

### FRONT GARDEN

Brick paved providing off street parking.

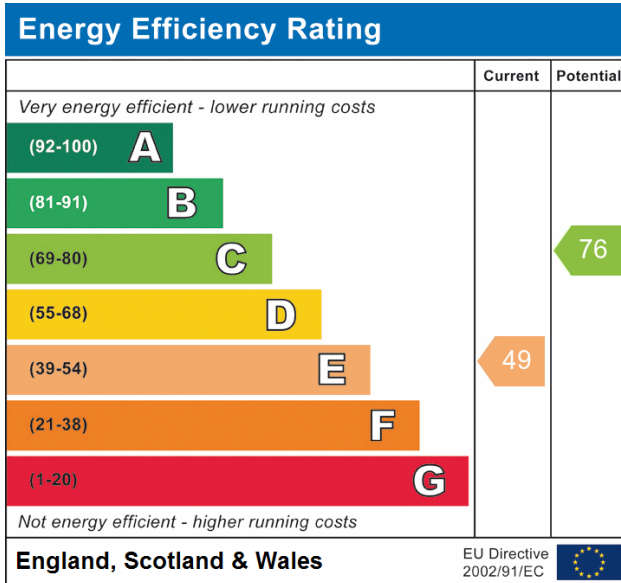
### REAR GARDEN

42' with steps down to paved patio area, remainder to lawn with stepping stone path to rear patio, outside light, water tap, lockable bike 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?

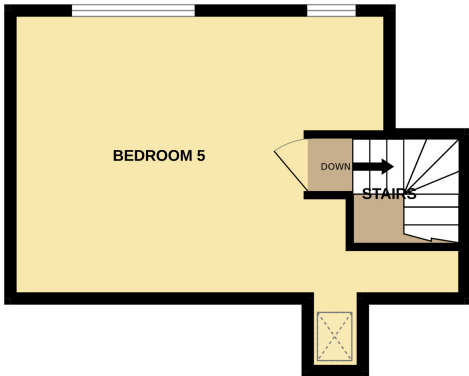
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

### Disclaimer

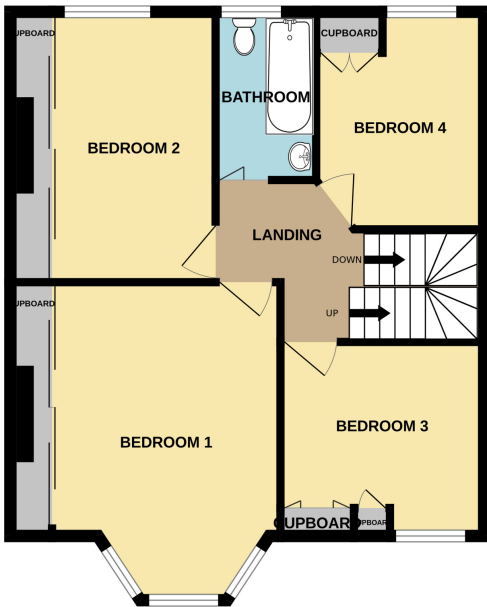
**Misrepresentations Act 1967:** These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves 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.

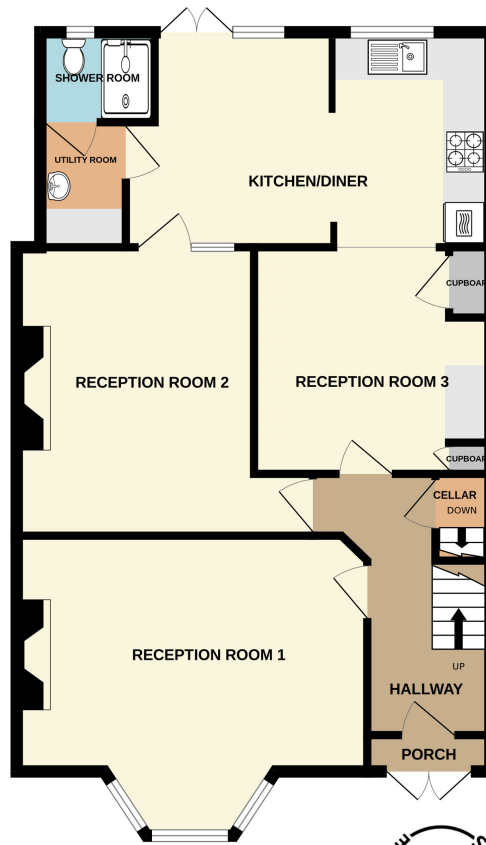
CELLAR  
144 sq.ft. (13.4 sq.m.) approx.



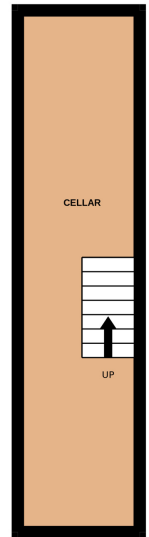
1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



2ND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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.

Made with Metropix ©2023

