

## Belmont Road, ILFORD

£850,000

WHAT A FIND!! Payne & Co are pleased to present this double fronted, terraced property for sale, located in a strong local community close to schools. This welcoming property is in good condition, ready for a new owner to make it their own. Spanning across three floors, it offers an impressive six bedrooms and three bathrooms. The home displays a well-arranged layout, accommodating three reception rooms, providing ample space for relaxation and entertainment. A single well-equipped kitchen adds to the functionality and convenience of the house. The property also boasts unique features that enhance its charm and appeal. Fireplaces provide a cozy atmosphere during colder months, while high ceilings contribute to a sense of spaciousness throughout the home. A notable addition is the availability of parking, a true asset in any urban setting. Moreover, a lovely garden offers a private outdoor space to enjoy the seasons. This inviting property offers a balance between community living and private comfort, ideal for those seeking a sizable home in a friendly neighborhood. It is a unique opportunity to acquire a substantial and versatile property that provides room for personalisation while retaining its inherent charm.

- DOUBLE FRONTED HOUSE
- SIX BEDROOMS
- THREE RECEPTION ROOMS
- THREE BATHROOMS
- COUNCIL TAX - BAND E
- FREEHOLD
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via front door to porch, main front door to hallway.

### HALLWAY

Stairs to first floor, access to basement.



### RECEPTION ONE

12' x 20' 3" (3.66m x 6.17m)

Double glazed bay window to front, double radiator, feature fireplace, power points.



### RECEPTION TWO

11' 2" x 16' 6" (3.40m x 5.03m)

Storage cupboard, radiator, door to WC, double glazed doors to rear garden.



### GROUND FLOOR WC

Hand wash basin, WC.

### RECEPTION THREE

12' 2" x 13' 2" (3.71m x 4.01m)

Double glazed window to front, feature fireplace, radiator, power points.



### KITCHEN DINER

11' 11" x 23' 4" (3.63m x 7.11m)

Part tiled walls, radiator, range of eye and base units, plumbing for washing machine and dishwasher, tumble dryer, power points, double glazed doors to garden.



### GROUND FLOOR BATHROOM/WC

Towel rail, panelled bath with mixer tap, close coupled WC, hand wash basin, shower cubicle.



## FIRST FLOOR

### LANDING

Stairs to second floor.

### BEDROOM ONE

16' 1" x 17' 6" (4.90m x 5.33m)

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



### BEDROOM TWO

12' 2" x 12' 11" (3.71m x 3.94m)

Double glazed window to front, radiator, power points.



### BEDROOM THREE

9' 6" x 11' 11" (2.90m x 3.63m)

Double glazed window to rear, radiator, power points.



### BEDROOM FOUR

11' 10" x 16' 10" (3.61m x 5.13m)

Double glazed window to rear, radiator, power points.



### FIRST FLOOR BATHROOM/WC

Double glazed window to rear, panelled bath with shower attachment, close coupled WC, hand wash basin.



### SECOND FLOOR

#### BEDROOM FIVE

10' 2" x 20' 3" (3.10m x 6.17m)

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



**EN-SUITE BATHROOM/WC**

Double glazed window to rear, panelled bath with shower attachment, close coupled WC, hand wash basin.



**BEDROOM SIX**

9' 7" x 20' 9" (2.92m x 6.32m)

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



**EXTERIOR**

**FRONT GARDEN**

Providing off street parking.

**REAR GARDEN**

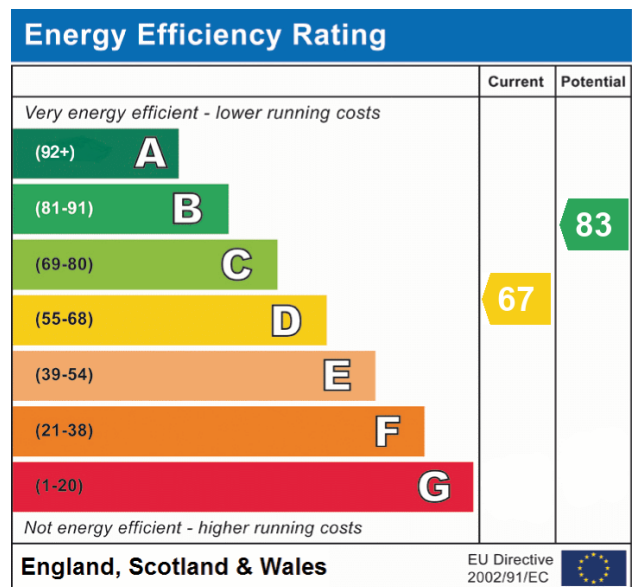
Paved patio area, remainder to lawn.



**AGENTS NOTE**

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**



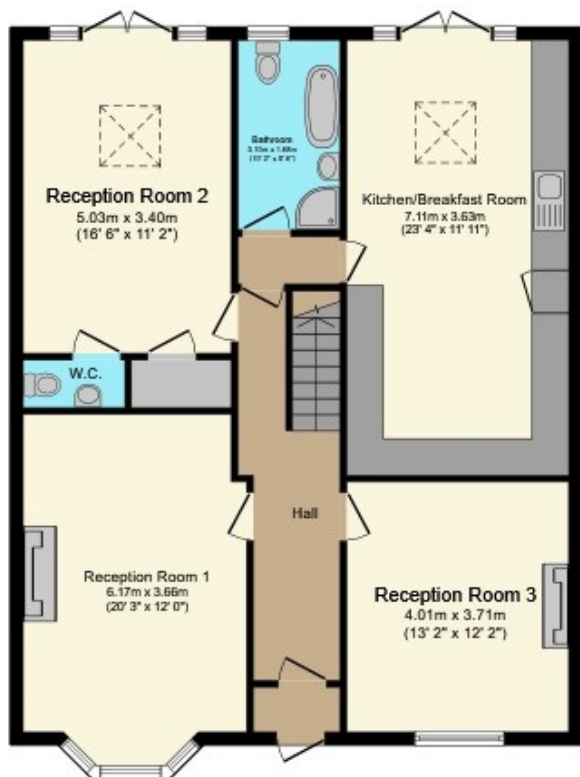
**What's Next?**

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

**Disclaimer**

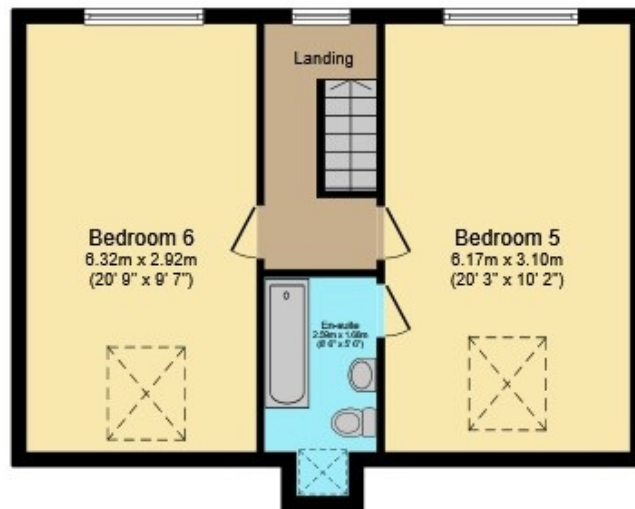
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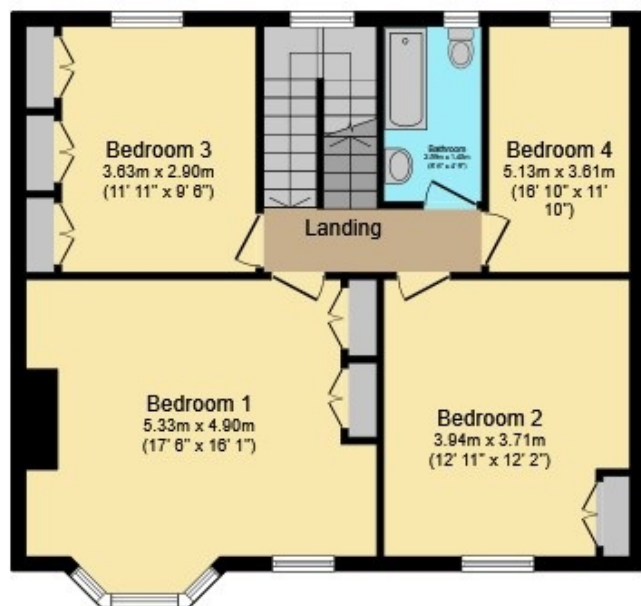
## Ground Floor

Floor area 101.6 m<sup>2</sup> (1,094 sq.ft.)



## Second Floor

Floor area 56.9 m<sup>2</sup> (612 sq.ft.)



## First Floor

Floor area 70.6 m<sup>2</sup> (760 sq.ft.)

**TOTAL: 229.1 m<sup>2</sup> (2,466 sq.ft.)**

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).

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