PAYNE & Co

020 8518 3000

www.payneandco.co.uk

The Drive, ILFORD

£1,500,000

TRIPLE FRONTED PROPERTY!! A rare opportunity to acquire a prestigious, triple fronted, six bedroom, semi detached house located on The Drive in North Ilford within convenient walking distance to Valentines Park, Ilford town centre and mainline station with the oncoming Elizabeth Line and its major transport links. The property benefits from large living accommodation, double glazing, gas central heating, off street parking, private rear garden and can be configured in many ways to suit a large family. We would recommend an early internal inspection to avoid disappointment so please call our sales team for more information.

- TRIPLE FRONTED HOUSE
- SIX BEDROOMS
- THREE BATHROOMS
- THREE RECEPTIONS
- CONSERVATORY
- EPC - D

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

arla | propertymark PROTECTED

GROUND FLOOR

ENTRANCE
Via double glazed front door with matching side and fanlight to fully enclosed storm porch, double glazed opaque internal door with matching side and fanlight leading to hallway.

HALLWAY
Laminate flooring, single radiator, coving to ceiling, door to cellar.

LOUNGE
13' 4" x 23' 1" (4.06m x 7.04m)
Two double glazed picture and casement windows to front, laminate flooring, two double radiators, power points, picture rail, coving to ceiling, ceiling rose, double glazed double doors to conservatory.

CONSERVATORY
11' 3" x 12' 10" (3.43m x 3.91m)
Double glazed picture and casement windows to side and rear, wall light points, power points, double glazed patio doors to garden.

DINING ROOM
13' 4" x 19' 6" (4.06m x 5.94m)
Double glazed round bay window to rear, double radiator, single radiator, coving to ceiling, power points, double glazed opaque door to garden.

KITCHEN
11' 8" x 33' 1" (3.56m x 10.08m)
Two double glazed picture and casement windows to front, double glazed picture and casement window to side, tiled floor, single radiator, range of eye and base units with granite worktop, one and a quarter bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, recess for American style fridge freezer, range cooker, tiled splashback, extractor hood, LED spotlights to ceiling, wall mounted boiler, double glazed opaque door to front, double glazed door to garden with matching sidelight.

SITTING ROOM
13' 4" x 19' 2" (4.06m x 5.84m)
Double glazed bay window to front, laminate flooring, double radiator, power points, wall light points, coving to ceiling, ceiling rose.

GROUND FLOOR BATHROOM/WC
Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, vanity sink unit with mixer tap, close coupled WC, panelled bath with grab rails, mixer tap and shower attachment, shower tray with electric shower over, halogen spotlights to ceiling, extractor fan.

FIRST FLOOR

MEZZANINE LEVEL BATHROOM/WC
Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, vanity sink unit with mixer tap, close coupled WC, shower cubicle with thermostatically controlled shower, LED spotlights to ceiling, extractor fan.

FIRST FLOOR LANDING
Open balustrade staircase, access to loft.

BEDROOM ONE
13' 10" x 21' 8" to bay (4.22m x 6.60m)
Double glazed round bay window to rear, wooden flooring, double radiator, power points.

EN-SUITE SHOWER/WC
Double glazed oriel bay window to rear, tiled floor and walls, chrome towel radiator, close coupled WC, bidet, vanity sink unit with mixer tap, walk-in shower cubicle with electric shower over, LED spotlights to ceiling, extractor fan.

BEDROOM TWO
12' 10" x 17' 6" to wardrobes (3.91m x 5.33m)
Three double glazed picture and casement windows to front, double radiator, full height fitted wardrobes, overhead units, power points.

BEDROOM THREE
14' 3" x 17' 11" to bay (4.34m x 5.46m)
Double glazed bay window to front, wooden flooring, double radiator, power points.

BEDROOM FOUR
10' 8" x 13' 9" to alcove (3.25m x 4.19m)
Double glazed picture and casement window to rear, laminate flooring, single radiator, power points.

BEDROOM FIVE
11' 8" x 11' 7" (3.56m x 3.53m)
Double glazed picture and casement window to front, power points.

BEDROOM SIX
10' 3" narrowing to 6' 9" x 11' 7" (3.12m x 3.53m)
Double glazed picture and casement window to side, laminate flooring, single radiator, power points, door to storage area.

EXTERIOR

FRONT GARDEN
Gated access providing off street parking.

REAR GARDEN

Approximately 50' x 50' with side access, patio area, central lawn area, flower borders, brick built shed with power and lighting.

ADDITIONAL INFORMATION

FREEHOLD

Redbridge Council Tax - Band G

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 £150 from the company we recommend.

EPC

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

First Floor

Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.