

CHISSICK

Residential Sales and Lettings



Peel Place, Ilford, IG5 0PT

£825,000

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Entrance

Double glazed door to Entrance Hall

Entrance Hall

Tiled flooring, radiator

Study/Reception Four

Tiled flooring, radiator, coved cornicing, double glazed window to front

Ground Floor Cloakroom

Comprises modern suite with low flush WC, wash hand basin, radiator,

Open Plan Reception/Luxury Kitchen Diner

28'4x16'5 (8.64mx5.00m)

Kitchen Area extensively fitted with excellent range of base and wall units, Quartz work surfaces, Island style breakfast bar with inset butler style sink, mixer tap and automatic hot water dispenser, integrated wine cooler, integrated dishwasher, Further units incorporating integrated microwave and double eye level oven and grill, integrated fridge, integrated freezer, plumbing for automatic washing machine, cupboard housing Worcester gas central heating boiler, Porcelain tiled flooring with under floor heating, double glazed window to rear, leading to Lounge Area with bespoke display units with inset lighting and housing plasma TV (negotiable) and log effect fire.

There are two skylights to extension, bi-folding double glazed doors with integrated blinds

Door leading to garage

Lounge/Reception Three

17'3x10'6 (5.26mx3.20m)

Most attractive with recess into chimney breast and space for plasma TV over(negotiable), radiator, coved cornicing, double glazed window to front

Stairs to First Floor Landing

Obscure double glazed window, built in cupboard, access to loft

Bedroom One

11'3x9'10 (3.43mx3.00m)

Coved cornicing, radiator, double glazed window to front

En-suite Shower Room

Comprises walk-in tiled shower cubicle, vanity wash hand basin, tiled flooring, spotlights, low flush WC, heated towel rail, obscure double glazed window to side

Bedroom Two

10'7x9'10 (3.23mx3.00m)

Radiator, spotlights, double glazed window to front

Bedroom Three

10'6x9'4 (3.20mx2.84m)

Double glazed window to rear, radiator, modern fitted wardrobes

Bedroom Four/Walk-in Wardrobe

9'10x6'2 (3.00mx1.88m)

Fitted to one wall with hanging space and shelving, radiator, double glazed window to front

Family Bathroom

Modern suite comprising circular sink unit with storage under, low flush WC, kidney shaped panelled bath with mixer tap and shower over, spotlights, obscure double glazed window to rear

Exterior

There is own drive to garage 16'8x9'1

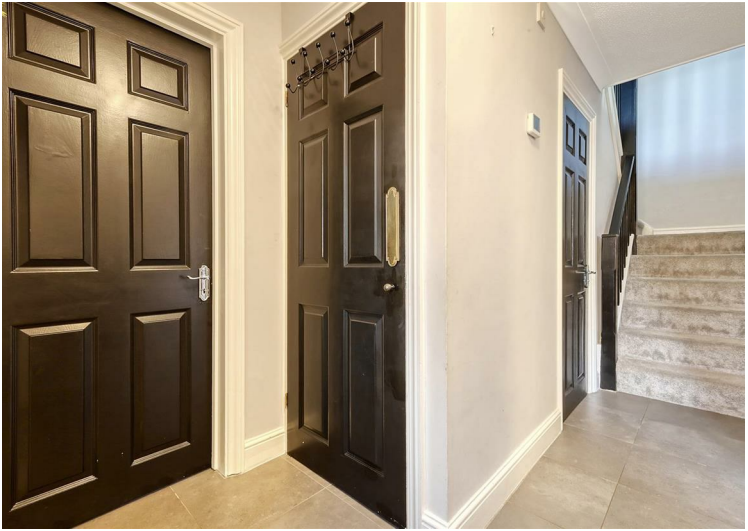
The front provides off street parking

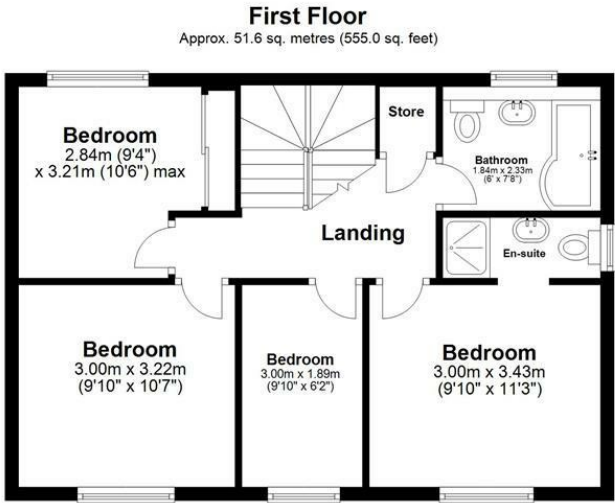
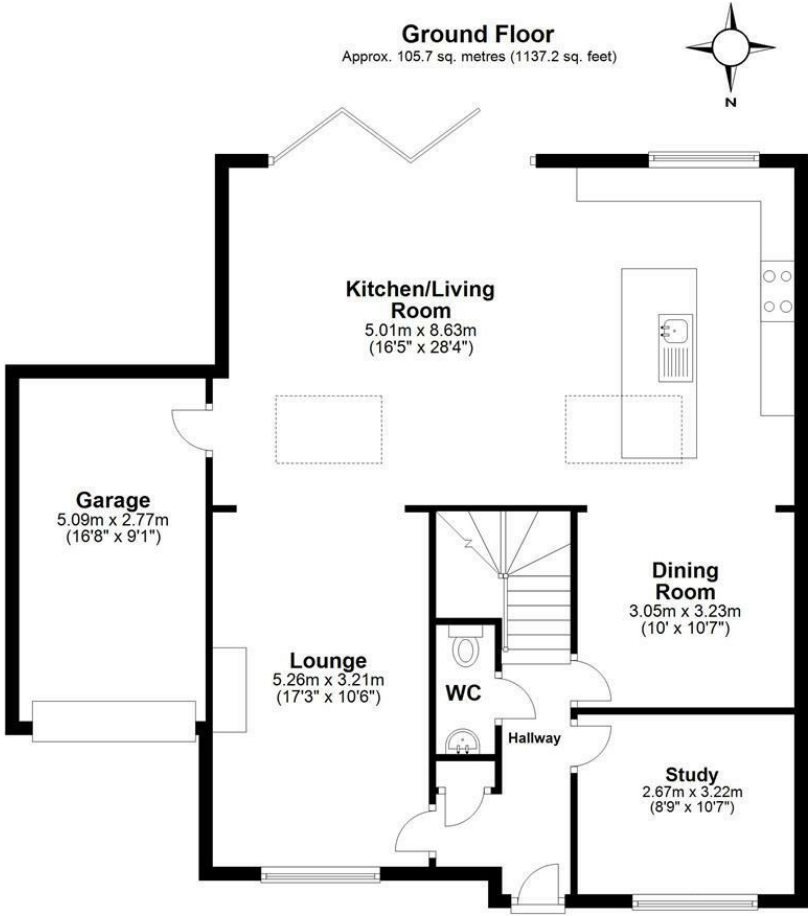
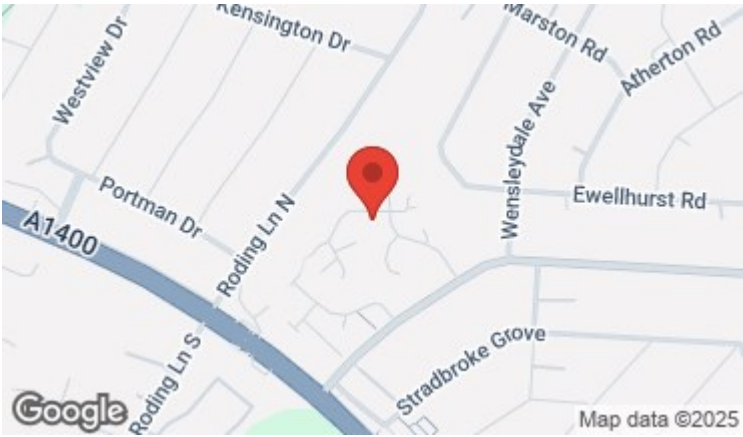
The side entrance leads to well planned rear garden with good size paved patio and astroturf style lawn

Electric charging point to front drive

Council Tax Band

F





Total area: approx. 157.2 sq. metres (1692.2 sq. feet)
Peel Place

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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