



Wanstead Lane, Ilford, IG1 3SD

Offers In Excess Of £775,000



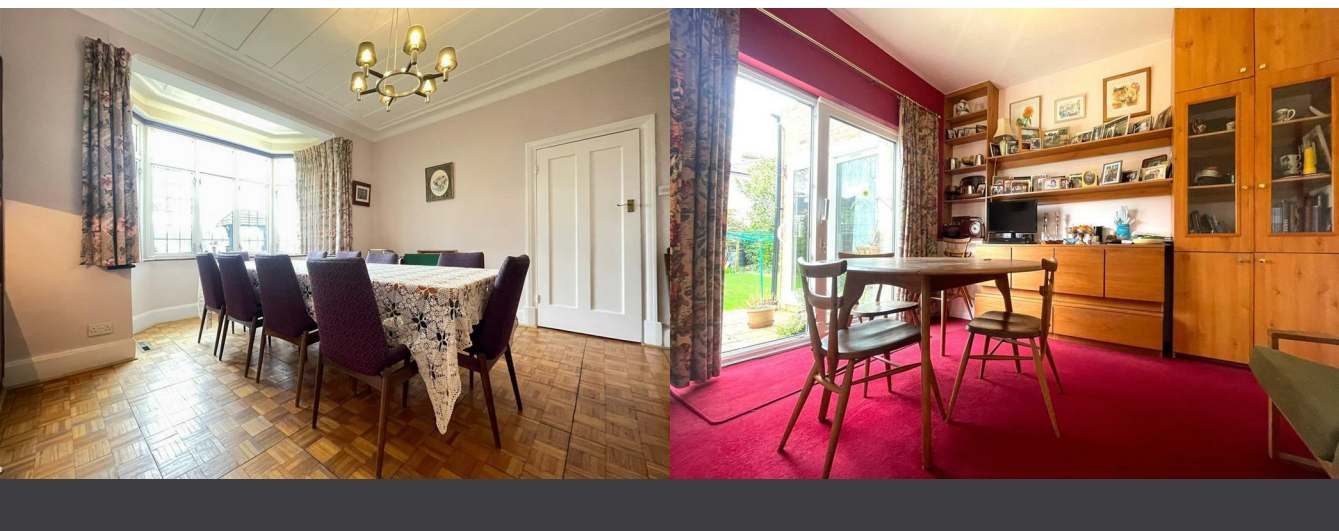


Wanstead Lane

Ilford, IG1 3SD

- FOUR BEDROOMS
- DOUBLE GARAGE
- POTENTIAL TO EXTEND (STTP)
- EXCELLENT SCHOOL CATCHMENT
- EPC 47E
- THREE RECEPTIONS
- FIRST FLOOR BATHROOM AND GROUND FLOOR BATHROOM
- GREAT TRANSPORTATION LINKS
- FREEHOLD

This large four bedroom, end of terrace family home is located opposite the Frenford club sports ground on Wanstead Lane. Further benefits includes three reception rooms, fitted kitchen, ground floor shower room, four bedrooms with first floor bathroom. There is also parking for two cars at the front, with an attached double garage. The property is offered in good decorative order, conveniently located for Gants Hill and Redbridge Underground stations, Ilford town centre, and mainline station with the Elizabeth Line links and the Jack Carter sports centre within the same road. This is a unique property and we would recommend an early internal inspection to fully appreciate the internal size and benefits. The property has the potential to extend further subject to planning permission.



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RECEPTION ROOM 14'2" x 15'5" (4.32m x 4.71m)

Double glazed bay window to front, ceiling rose with inset feature light, decorative coving, fitted carpet,

THROUGH LOUNGE RECEPTION 24'5" x 15'5" (7.45m x 4.71m)

Through lounge, Double glazed bay window to rear, ceiling rose with inset feature light, decorative coving, fitted carpet, gas fire place

RECEPTION 11'4" x 9'7" (3.46m x 2.92m)

Double glazed patio doors to rear, ceiling rose with inset feature light, decorative coving, fitted carpet,

KITCHEN 11'4" x 11'10" (3.46m x 3.60m)

Fitted wall and base units, work surface, freestanding four ring electric cooker with extractor hood over, one bowl sink with drainer, integrated dish washer, space and services for washing machine, integrated fridge freezer, space and services for American style fridge freezer, double glazed window to rear, tiled flooring, spotlights to ceiling, doors to

G/F SHOWER ROOM 5'6" x 5'3" (1.67m x 1.61m)

Suite comprising; pedestal hand wash basin, low level WC, Built in shower, light, tiled walls, vinyl flooring, fitted extractor fan

BEDROOM ONE 15'5" x 15'5" (4.69m x 4.71m)

Double glazed bay window to front, ceiling rose with inset feature light, decorative coving, fitted carpet, fitted wardrobes



BEDROOM TWO 14'10" x 15'5" (4.52m x 4.71m)
Double glazed window to rear, ceiling rose with inset feature light, decorative coving, fitted carpet, fitted wardrobes

BEDROOM THREE 11'4" x 9'1" (3.46m x 2.78m)
Double glazed bay window to rear, ceiling rose with inset feature light, decorative coving, fitted carpet,

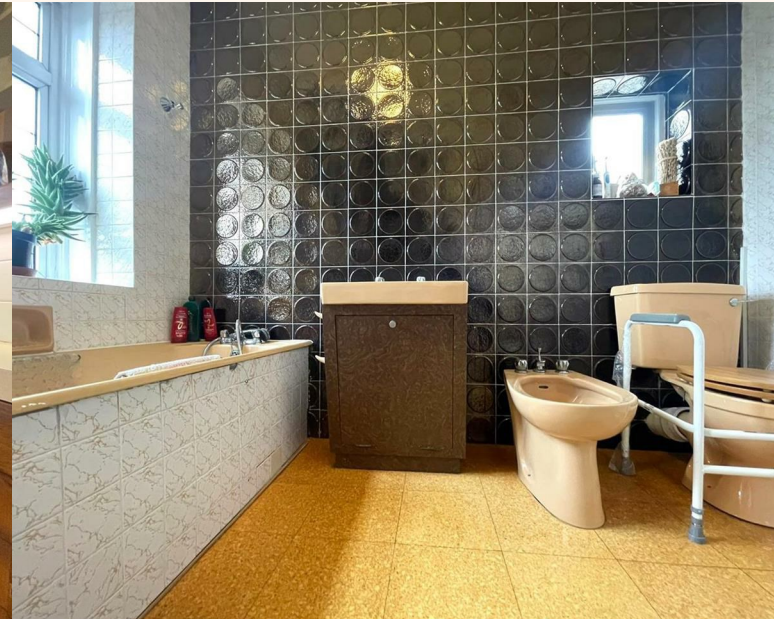
BEDROOM FOUR 16'6" x 11'3" (5.03m x 3.43m)
Double glazed bay window to front and rear, ceiling rose with inset feature light, decorative coving, fitted carpet, fitted wardrobes

BATHROOM 10'0" x 8'0" (3.04m x 2.44m)
Suite comprising; bathtub, hand wash basin inset to vanity unit, low level WC, bidet, wall mounted mirrored cabinet, two double glazed windows to front, electric heater, light, tiled walls, vinyl flooring

GARAGE 18'10" x 14'10" (5.74m x 4.53m)
Up and over door, double door to garage with access also via garden.

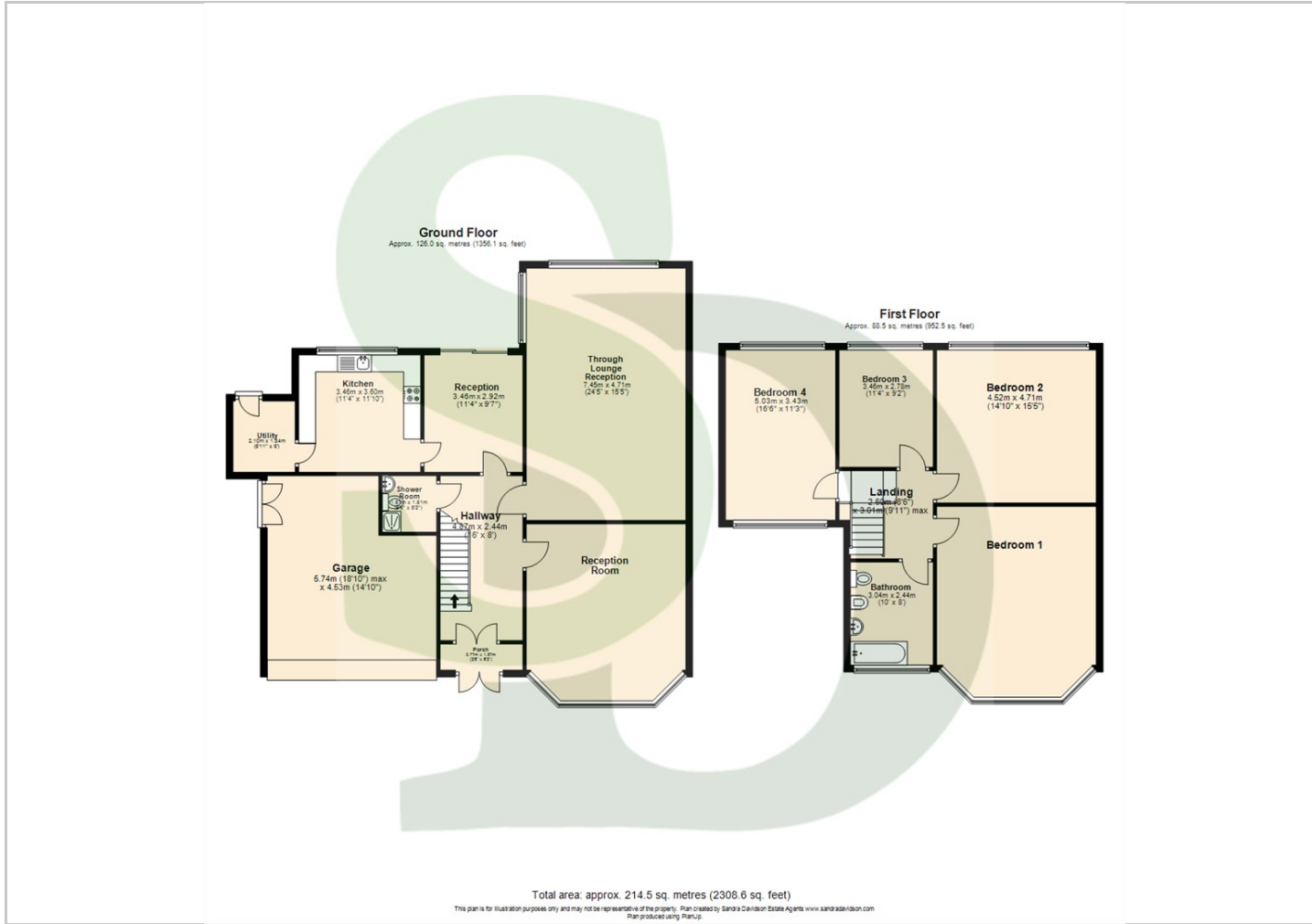
EXTERIOR 75'5" (23)
The rear garden measures approximately 75' with paved area to front, remainder laid lawn with flowerbed and shrub borders.

Paved front drive offering parking for multiple cars on own driveway

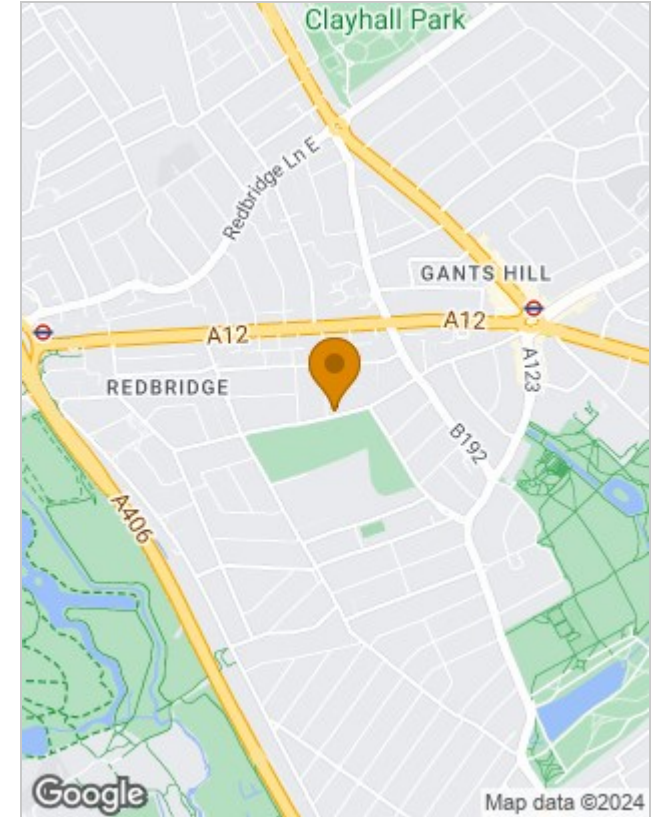




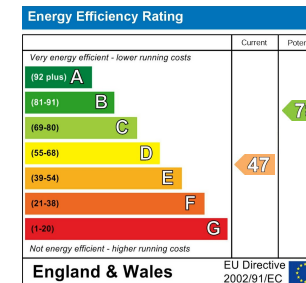
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.