



Perrymans Farm Road, Ilford, IG2 7NN

Guide Price £700,000

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# Perrymans Farm Road

Ilford, IG2 7NN

• \*\*GUIDE PRICE OF £700,000 to £750,000\*\*

• MORE THAN 2000SQFT OF LIVING SPACE

• BEAUTIFUL RECEPTION ROOM FOR ENTERTAINING

• HIGH QUALITY KITCHEN INCLUDES 25 YEAR WARRANTY

• \*\*ENTERTAINING OFFERS OVER £725,000 ONLY\*\*

Local Authority:  
Tax Band:

- ABSOLUTELY IMMACULATED PRESENTED 10/10 DETACHED PROPERTY
- ALL BEDROOMS ARE LARGE/EX-LARGE DOUBLES
- HUGE LOUNGE/DINING AREA FOR RELAXING
- MAINTENANCE FREE GARDEN WITH OUTBUILDING

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Nestled in the desirable area of Newbury Park, Perrymans Farm Road presents an exceptional opportunity to acquire a splendid detached house. This charming property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is perfect for family gatherings or hosting friends, ensuring a warm and inviting atmosphere.

With four well-proportioned bedrooms, this residence offers plenty of room for a growing family or those who simply desire extra space. Each bedroom is designed to provide comfort and privacy, making it an ideal sanctuary for rest and rejuvenation. The property also includes two modern bathrooms, thoughtfully designed to cater to the needs of a busy household.

The exterior of the house is equally appealing, set within a tranquil neighbourhood that offers a sense of community while remaining conveniently close to local amenities. Residents will appreciate the proximity to schools, parks, and transport links, making daily commutes and family outings a breeze.

This delightful home on Perrymans Farm Road is not just a property; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest in a promising opportunity, this house is sure to meet your needs and exceed your expectations. Do not miss the chance to make this wonderful property your own.



## DRIVEWAY

Spacious 3 car driveway with side access gate to the property leading to the garden. The Property has electronic and remote-controlled gates to the front of the property.

## PORCH

8'9" x 6'6" (2.69m x 1.99m)  
Tiled flooring, double glazed windows, storage closet and beautiful hard-wood door with stained-glass windows on entrance door.

## ENTRANCE HALL

19'5" x 6'5" (5.92m x 1.98m)  
Real hard-wood flooring, white walls, double-glazed windows, radiator, extra-wide staircase leading to the first floor, and doors leading to the reception room, W.C and lounge/dining area.

## WC

6'6" x 4'9" (1.99m x 1.47m)  
Fully tiled flooring, part-tiled/part-painted walls, low-level WC, hand-wash basin, oil-filled boiler system, storage.

## RECEPTION

14'8" x 14'8" (4.48m x 4.48m)  
Real hard-wood flooring, double-glazed bay window, remote controlled blinds/shutters, white walls, decorative marble fireplace.

## LOUNGE/DINING AREA

25'10" x 11'11" (7.88m x 3.65m)  
Real hard-wood flooring, white walls, floor-to-ceiling double-glazed windows and two sets of sliding doors, also doorway leading to the kitchen.

## KITCHEN

15'9" x 8'8" (4.82m x 2.65m)  
Tiled flooring, part-tiled/part-painted walls, high-end Wren Kitchen with lots of storage, quartz worktops, AEG induction hob, AEG built-in oven/grill, space for large fridge/freezer and space for washer/dryer. 2 sets of double-glazed windows, and door leading to the garden.

**GARDEN**

54'1" x 23'11" (16.5m x 7.3m)  
Fully-paved garden with side access gate to the property, decked area with gazebo, an outbuilding for storage, and 1200 liter oil tank for the oil-fueled heating system. The property has its own cesspit below the decking.

**OUTBUILDING**

9'4" x 7'9" (2.85m x 2.37m)  
Brick-built outbuilding with electric and storage shelves.

**LANDING**

24'8" x 6'9" (7.52m x 2.06m)  
Real hard-wood flooring, two set of double-glazed windows, loft access and doors leading to the four bedrooms and bathroom.

**BEDROOM 1**

15'6" x 15'6" (4.74m x 4.74m)  
Hardwood flooring, double-glazed bay windows, part-painted/part-wall papered walls, and custom-made wardrobes.

**BEDROOM 2**

12'0" x 9'11" (3.66m x 3.03m)  
Hardwood flooring, double-glazed windows and part-painted/part-wall papered walls.

**BEDROOM 3**

12'0" x 9'3" (3.66m x 2.83m)  
Hardwood flooring, double-glazed windows and part-painted/part-wall papered walls.

**BEDROOM 4**

15'2" x 12'0" (4.64m x 3.66m)  
Hardwood flooring, double-glazed windows, painted walls and custom-made wardrobes/storage.

**BATHROOM**

12'0" x 5'10" (3.67m x 1.80m)  
Fully tiled bathroom with bathtub, heated towel rail, low-level W.C, hand-wash basin, separate shower enclosure and three-light oriel bay window.



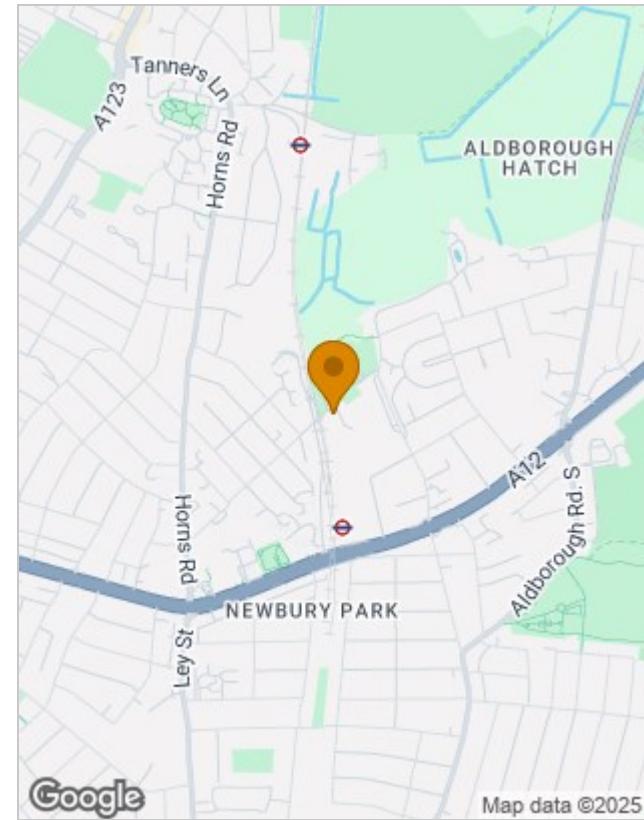




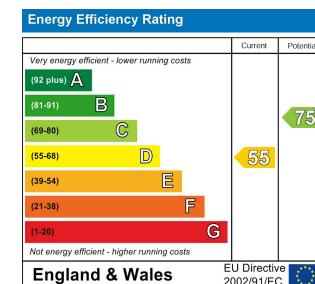
## Floor Plans



## 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.