

PAYNE & Co

Bathurst Road, Ilford

Ilford

Guide Price £725,000

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Payne & Co are pleased to present this charming semi-detached house for sale, located in a sought-after area in the Commonwealth Estate, near Valentines Park and Balfour Road Mosque. With excellent public transport links and nearby schools, this property is ideally suited for families. The home boasts four spacious bedrooms, with the first featuring built-in wardrobes and a bay window to the front, providing a bright and airy atmosphere. There are two well-equipped bathrooms, one on the first floor offering a four-piece suite, and another on the ground floor off the utility room. The property also offers two inviting reception rooms. The first is enhanced by large windows and a fireplace, offering a cosy space for relaxation. The second reception room presents a beautiful view of the garden and patio doors providing direct access to the outdoors. The heart of the home is the shaker style kitchen, featuring a utility room and dining space. It also provides convenient access to the over 100ft sunny south-west facing garden. In the garden, you will find a summer house complete with a reception room, shower room, and storage space for bikes and tools. Additional benefits include off-street parking and shared side access. The property retains many period features, adding a touch of character and charm to this wonderful family home.

Council Tax band: E

Tenure: Freehold

- Commonwealth Estate
- Four Bedrooms
- Two Receptions
- Two Bathrooms
- Summer House with Shower/WC and Storage
- Rear Garden in Excess of 100'
- Off Street Parking
- Shared Side Access



Enclosed Porch

Hallway

Reception One

14' 5" x 14' 7" (4.39m x 4.45m)

Reception Two

14' 2" x 10' 8" (4.32m x 3.25m)

Kitchen Diner

21' 2" x 9' 10" (6.45m x 3.00m)

Utility Room

12' 2" x 8' 0" (3.71m x 2.44m)

Ground Floor Bathroom/WC

Bedroom One

14' 5" x 13' 8" (4.39m x 4.17m)

Bedroom Two

14' 3" x 9' 8" (4.34m x 2.95m)

Bedroom Three

10' 8" x 7' 6" (3.25m x 2.29m)

Bedroom Four

9' 9" x 6' 11" (2.97m x 2.11m)

First Floor Bathroom/WC

Summer House

Reception Room: 17' 3" x 10' 6" (5.26m x 3.20m) Store Room:

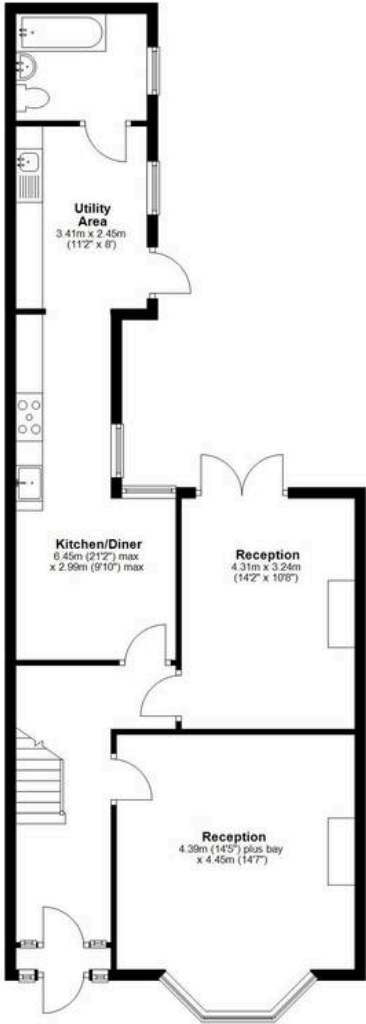
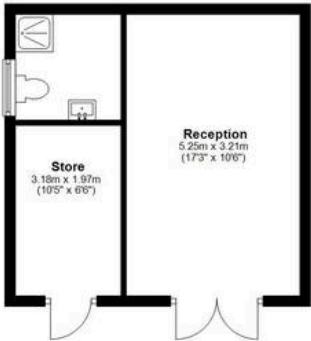
10' 5" x 6' 6" (3.17m x 1.98m) Shower Room/WC





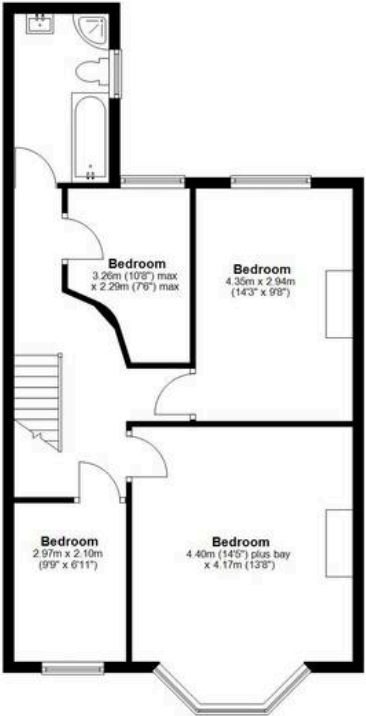
Ground Floor excluding Outhouse

Approx. 75.6 sq. metres (813.4 sq. feet)



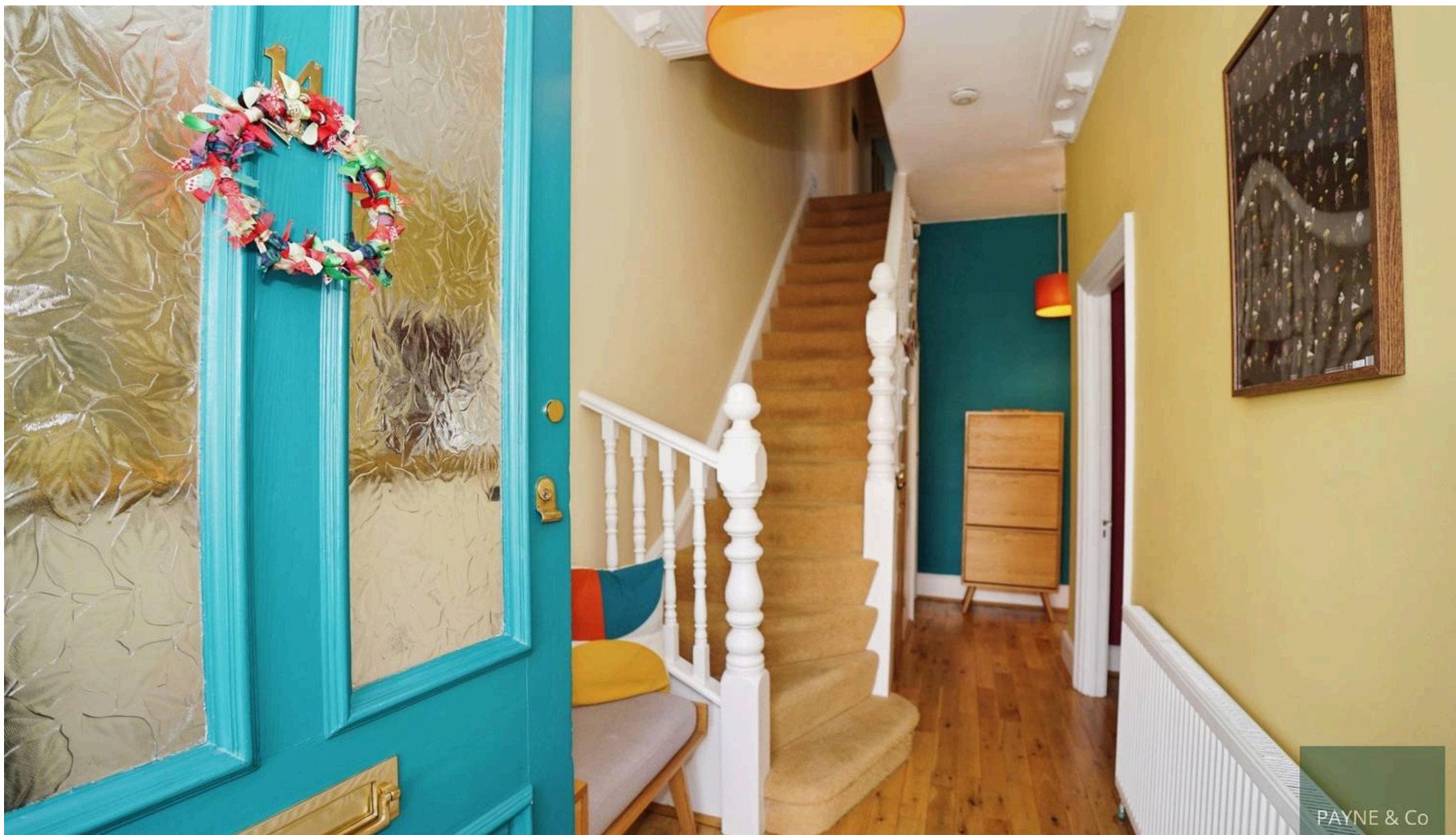
First Floor

Approx. 62.4 sq. metres (672.2 sq. feet)



Total area: approx. 138.0 sq. metres (1485.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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