

PAYNE & Co



Balfour Road, Ilford

Guide Price £900,000

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Guide Price £900,000. For sale is this delightful double fronted, end of terrace house, nestled in the sought-after 'Commonwealth Estate', close to Valentines Park and Balfour Road Mosque. Conveniently located near schools and public transport links, this property is perfectly suited for families. The property boasts four well-proportioned bedrooms, three of which are doubles and one single, providing ample space for everyone in the family. The house also provides two spacious reception rooms, both featuring large windows that let in an abundance of natural light, enhancing the warm and welcoming environment. The through lounge in reception room #1 is particularly inviting, offering a perfect space for relaxing and entertaining. The property features an open-plan kitchen that is extended and well lit. It comes complete with an island for extra workspace and a dining space to accommodate family meals. The kitchen's bi-folding doors open to a patio area, perfect for al fresco dining or entertaining guests on warm, sunny days. There are two bathrooms in the property. The first-floor bathroom serves as a practical shower room, whilst the ground-floor bathroom features a free-standing bath, ideal for relaxing soaks. A generously sized 75ft rear garden offers a patio area and lawn with shrub borders, ideal for gardening enthusiasts. Additionally, shared side access and a gated front drive with off-street parking enhance the functionality of this charming property. This house is a fantastic opportunity for those seeking a comfortable family home in a prime location.

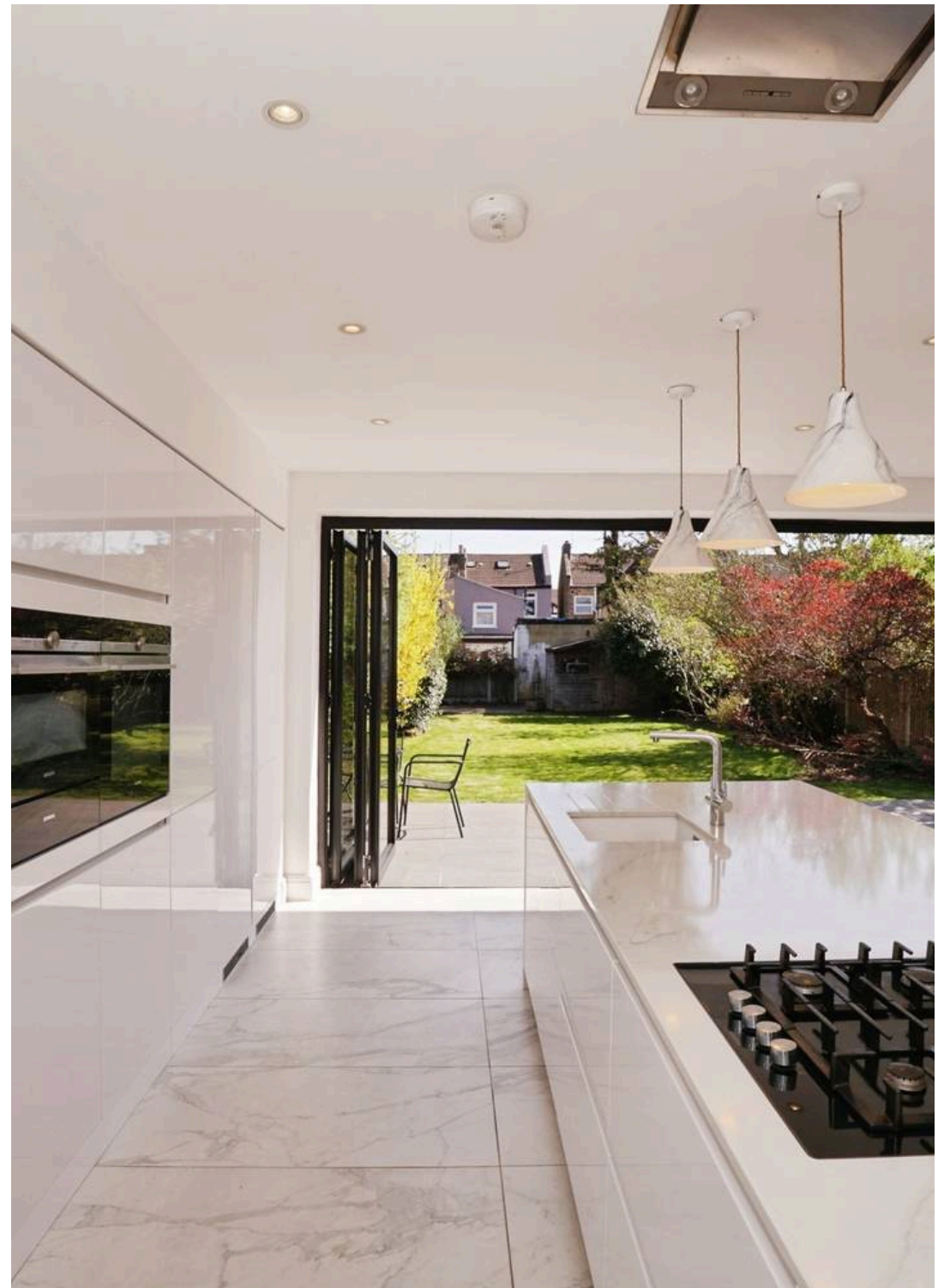
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Commonwealth Estate
- Double Fronted House
- Four Bedrooms
- Two Receptions
- Cellar
- Two Bathrooms
- Off Street Parking
- Rear Garden Approximately 75'



Enclosed Porch

Hallway

Cellar

Reception One

28' 7" x 11' 8" (8.71m x 3.56m)

Reception Two

17' 0" x 11' 8" (5.18m x 3.56m)

Ground Floor Bathroom/WC

10' 5" x 7' 0" (3.18m x 2.13m)

Kitchen Diner

25' 0" x 19' 5" (7.62m x 5.92m)

Bedroom One

16' 9" x 12' 9" (5.11m x 3.89m)

Bedroom Two

11' 6" x 11' 9" (3.51m x 3.58m)

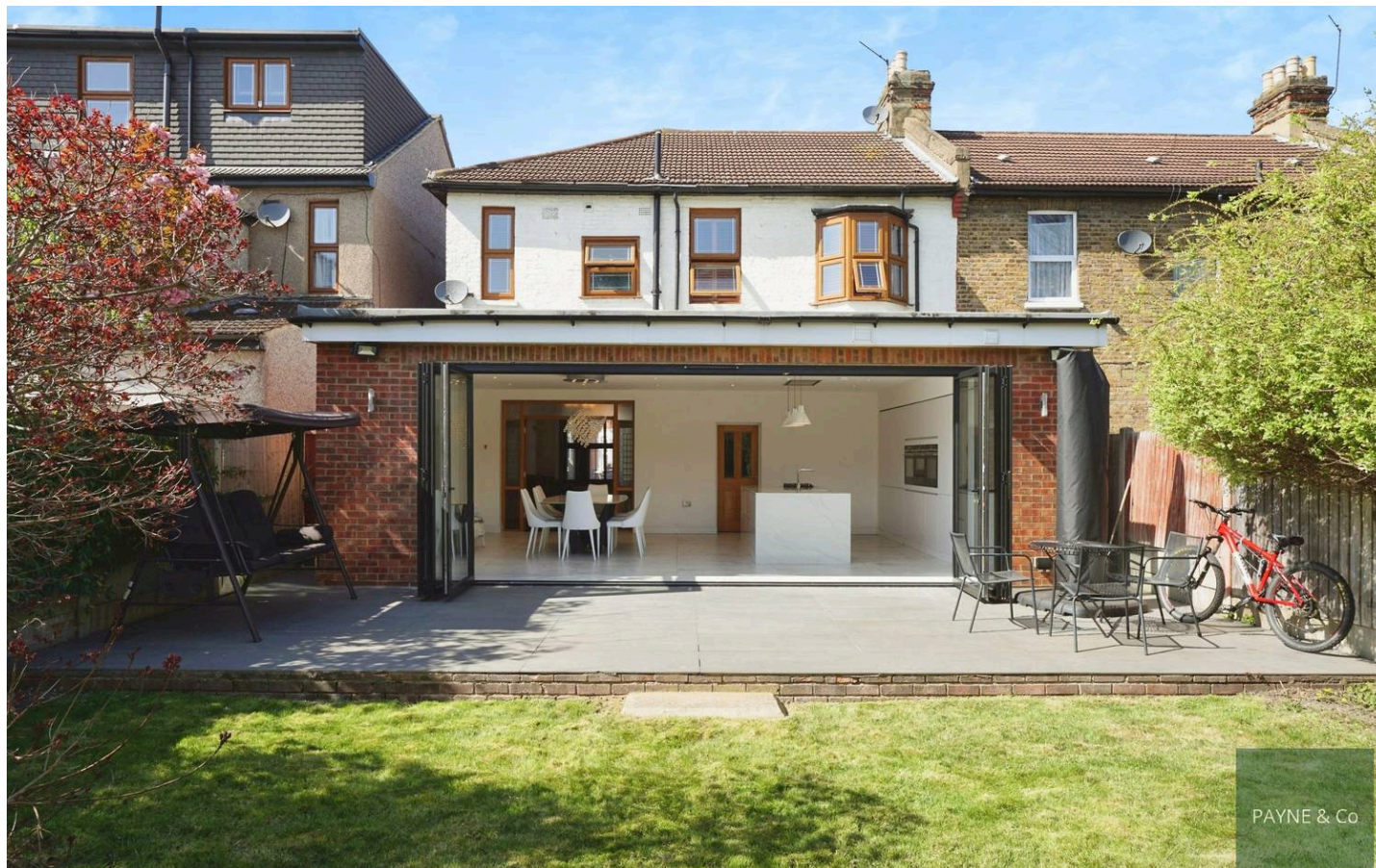
Bedroom Three

14' 0" x 11' 0" (4.27m x 3.35m)

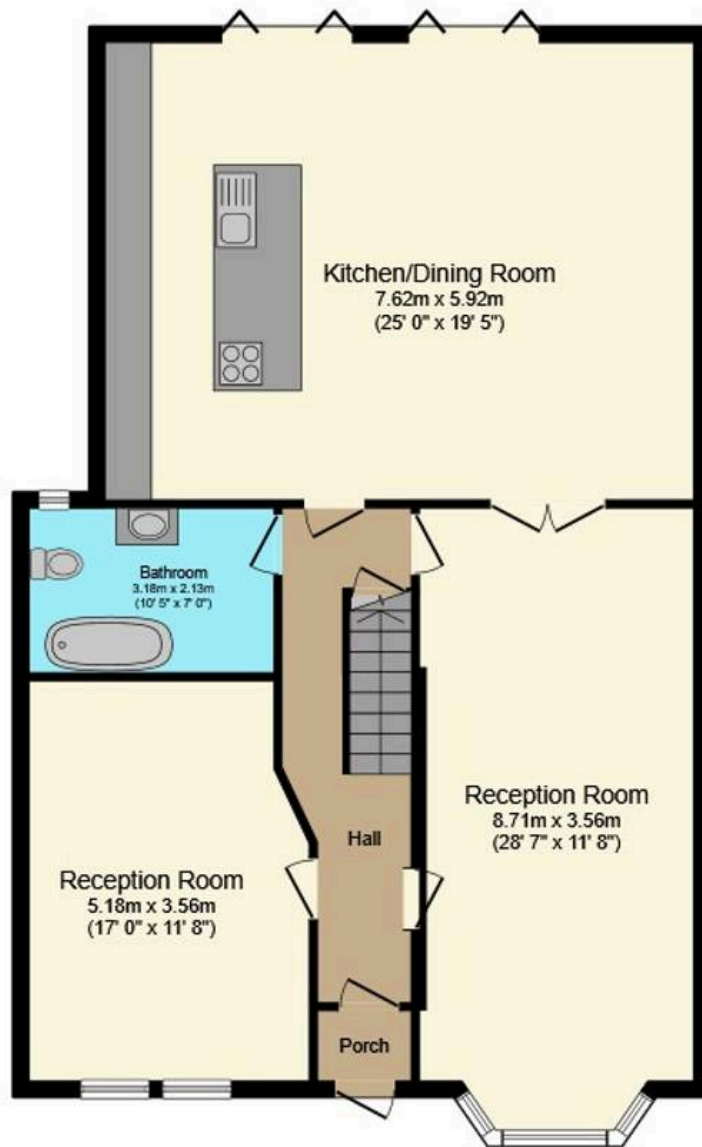
Bedroom Four

12' 0" x 6' 7" (3.66m x 2.01m)

First Floor Shower/WC







Ground Floor



First Floor



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