

## Sunnymede Drive

Ilford,

Payne & Co are pleased to present this semidetached house for sale. This property boasts four bedrooms, with the fourth bedroom accessed via the third, making it perfect for families. The house also offers one bathroom located on the first floor. The property features an impressive four reception rooms, providing ample space for entertaining or unwinding. A practical kitchen serves as the heart of the home, perfectly suited for home-cooked meals and family gatherings. Additional details include offstreet parking, a convenient ground-floor WC, a conservatory, and secure gates at the front of the property. The location of the property is ideal, with public transport links, local amenities, nearby schools, and parks. Please call our sales team for an appointment to view today!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi Detached House
- Four Bedrooms
- Four Receptions
- Conservatory
- Ground Floor WC
- Gated Off Street Parking



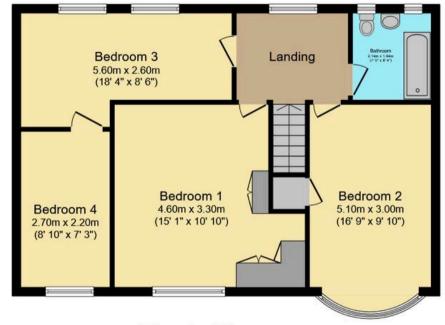






**Ground Floor** 

Floor area 99.0 m<sup>2</sup> (1,065 sq.ft.)



First Floor

Floor area 69.2 m<sup>2</sup> (745 sq.ft.)

TOTAL: 168.2 m<sup>2</sup> (1,810 sq.ft.)





## Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

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A private rental licensing scheme applies to some properties in this area, please contact us before proceeding. Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details. Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.