



PAYNE & Co

Cranbrook Road, Gants Hill

Ilford

Offers Over £775,000

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Payne & Co are pleased to offer this detached, corner sited house for sale which presents an excellent opportunity for investors or families looking for a property to modernise and add their personal touch. This generously proportioned house offers five bedrooms, a bathroom, two reception rooms, and a kitchen. The property boasts two spacious ground floor bedrooms, one of which features an en-suite. The remaining bedrooms are located on the first floor, with one offering the convenience of an en-suite as well. All bedrooms deliver comfortable living space, ideal for a growing family. The house is further complemented by two reception rooms. Reception room one features a bay window to the front, flooding the room with natural light, while the second reception room provides access to a garden, perfect for entertaining in the warmer months. Notably, the property includes a utility room with access to a ground floor WC and off-street parking. Situated in a convenient location, it is close to public transport links, local amenities, nearby schools, and parks, offering a desirable blend of comfort and convenience.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached House
- Two Receptions
- Utility Room
- Two Ground Floor Bedrooms
- Three First Floor Bedrooms
- Three Bathrooms
- Off Street Parking
- Rear Garden



Hallway

Reception One

14' 0" x 12' 6" (4.27m x 3.81m)

Utility Room

6' 5" x 12' 6" (1.96m x 3.81m)

Ground Floor WC

Bedroom One

12' 8" x 11' 8" (3.86m x 3.56m)

En-Suite Shower/Wc

Bedroom Two

8' 11" x 13' 6" (2.72m x 4.11m)

Kitchen

8' 9" x 16' 10" (2.67m x 5.13m)

Reception Two

25' 9" x 12' 5" (7.85m x 3.78m)

Bedroom Three

10' 4" x 17' 11" (3.15m x 5.46m)

En-Suite Bathroom/WC

Bedroom Four

14' 1" x 12' 6" (4.29m x 3.81m)

Bedroom Five

12' 6" x 6' 9" (3.81m x 2.06m)

First Floor Bathroom/WC





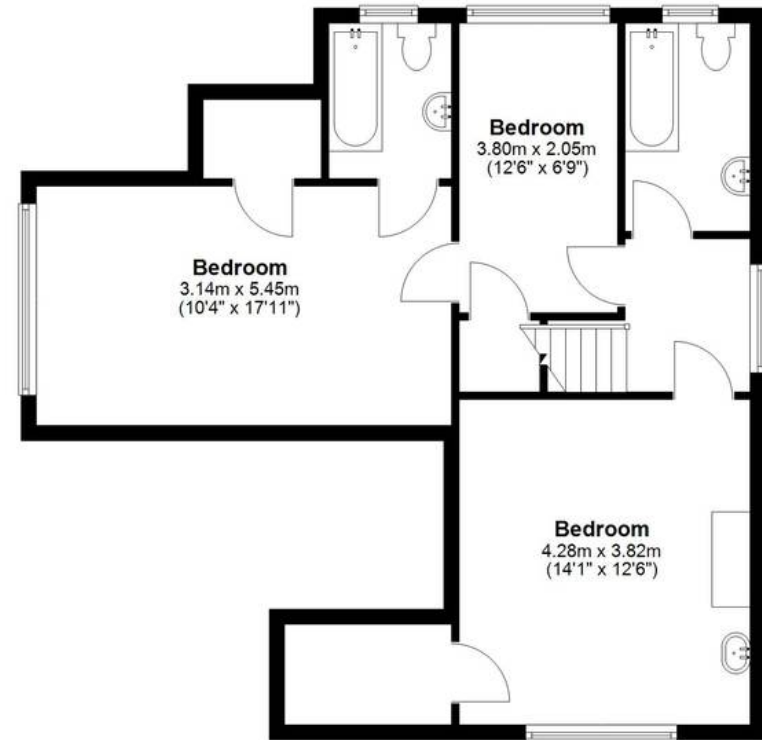
Ground Floor

Approx. 119.8 sq. metres (1289.8 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



Total area: approx. 180.6 sq. metres (1943.9 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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