

PAYNE & Co



Hunter Road, Ilford

Guide Price £475,000 – £490,000

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Guide Price £475,000 – £490,000. Payne & Co are pleased to offer for sale this well maintained two-bedroom terraced property. Perfectly suited for first-time buyers, investors, or families, this residence boasts several appealing features. The ground floor showcases a through lounge reception room, leading into an extended kitchen via sliding doors. This generous kitchen provides plenty of counter space with a peninsula unit and even has direct access to the rear garden. There is also a handy ground floor shower room with a WC for added convenience. On the first floor, you will find two well-presented bedrooms. The first bedroom is a spacious double with built-in wardrobes also the benefit of a loft room with eaves storage. There is also a family bathroom located on the first floor for ease. The property's outdoor space is just as inviting, with a 38ft approx. rear garden featuring a decked area and lawn, complemented by a timber shed at the rear. For those with a car, off-street parking is available. Located off Ilford Lane, the property benefits from being near public transport links, local amenities, and schools. With an extended kitchen providing space for an American style fridge-freezer and range cooker, this home offers a blend of comfort and practicality.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Terraced House
- Two Bedrooms
- Two Bathrooms
- Loft Room
- Off Street Parking
- 38' Rear Garden



Hallway

Lounge

21' 4" x 11' 1" (6.50m x 3.38m)

Kitchen

10' 11" x 14' 9" (3.33m x 4.50m)

Bedroom One

10' 11" x 16' 1" (3.33m x 4.90m)

Bedroom Two

9' 11" x 8' 9" (3.02m x 2.67m)

First Floor Bathroom/WC

Loft Room

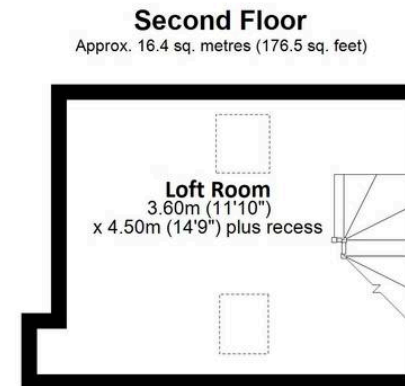
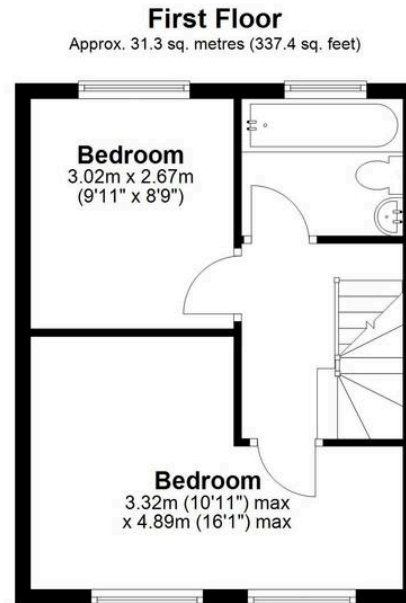
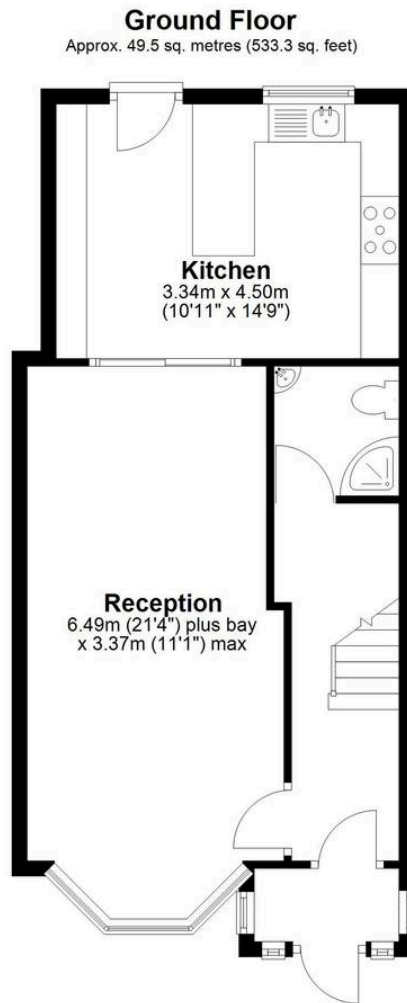
11' 10" x 14' 9" (3.61m x 4.50m)







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Total area: approx. 97.3 sq. metres (1047.3 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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