

PAYNE & Co



Fairway Gardens, Ilford

Guide Price £480,000 - £500,000

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Guide Price £480,000 – £500,000. Payne & Co are pleased to offer this charming, terraced house for sale, situated just off Ilford Lane/Loxford Lane, proximity to public transport links, local amenities, nearby schools, Loxford Park and the Barking Mosque on Victoria Road. The property has been neutrally redecorated in some rooms, preserving some of its original features from the 1930s, such as stripped wood doors and spindles. The house comprises two reception rooms, a kitchen, three bedrooms, and a bathroom. The first reception room boasts a fireplace, a round bay window to the front, and new carpets, while the second serves as a dining room with direct access to the garden. The kitchen is fitted with cream shaker style units, wood countertops, and a marble effect splashback. It also benefits from underfloor heating and provides access to the approx. 60ft rear garden – perfect for those summer BBQs or a morning coffee. The property offers three bedrooms, two of which are doubles, and a single room. The bathroom is located on the first floor and equipped with underfloor heating and a bath with a shower over. This property is ideal for first-time buyers or families looking for a home with a blend of modern comforts and character. The added benefit of off-street parking completes the package.

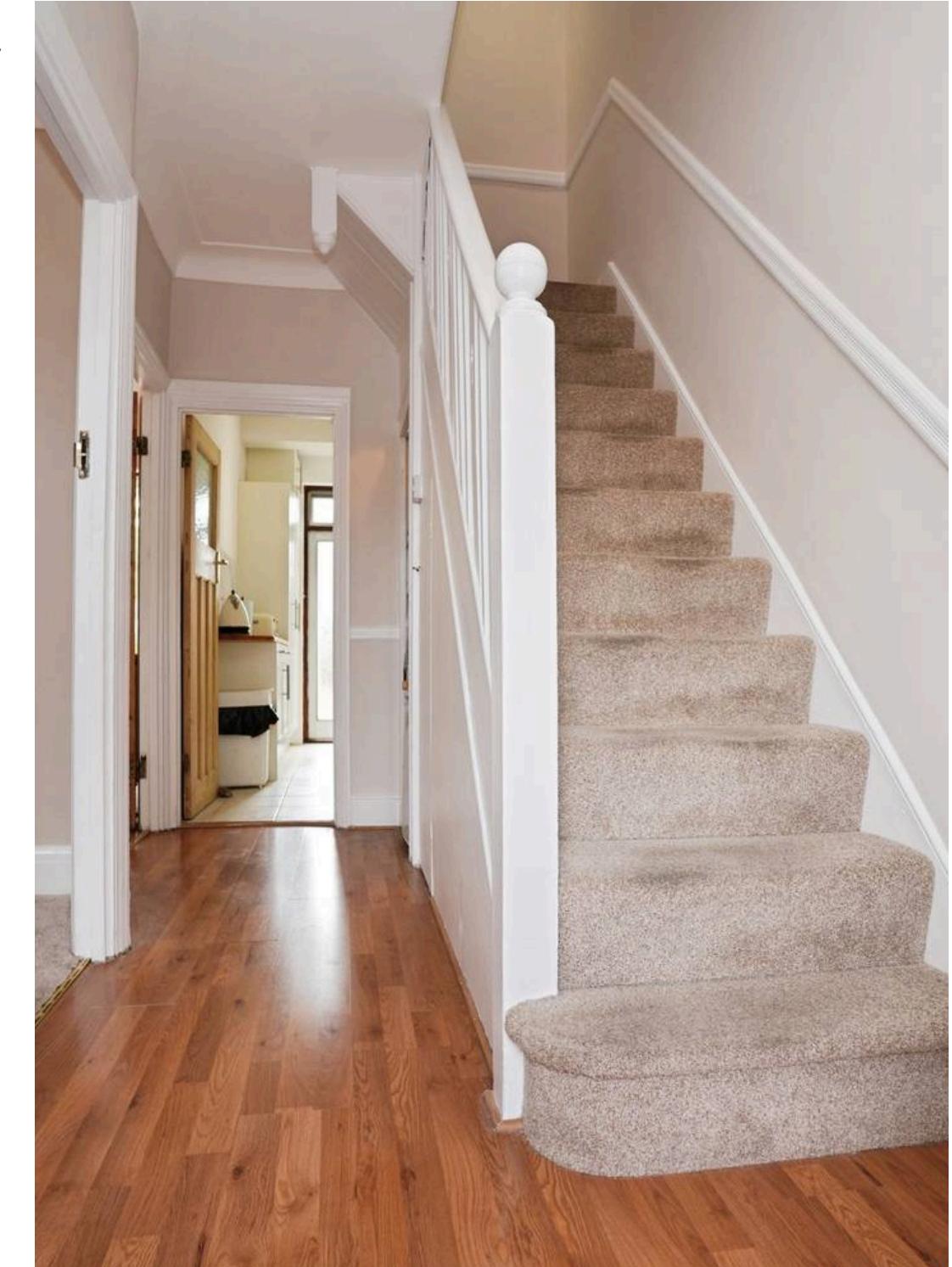
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Terraced House
- Ideal Family Home
- Three Bedrooms
- Two Receptions
- First Floor Bathroom/WC
- Off Street Parking
- Rear Garden Approximately 60'
- Potential to Extend (STPP)



Hallway

Reception One

11' 4" x 12' 0" (3.45m x 3.66m)

Reception Two

15' 7" x 11' 3" (4.75m x 3.43m)

Kitchen

12' 2" x 6' 2" (3.71m x 1.88m)

Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom Two

11' 8" x 11' 5" (3.56m x 3.48m)

Bedroom Three

8' 4" x 6' 4" (2.54m x 1.93m)

First Floor Bathroom/WC

Agents Note

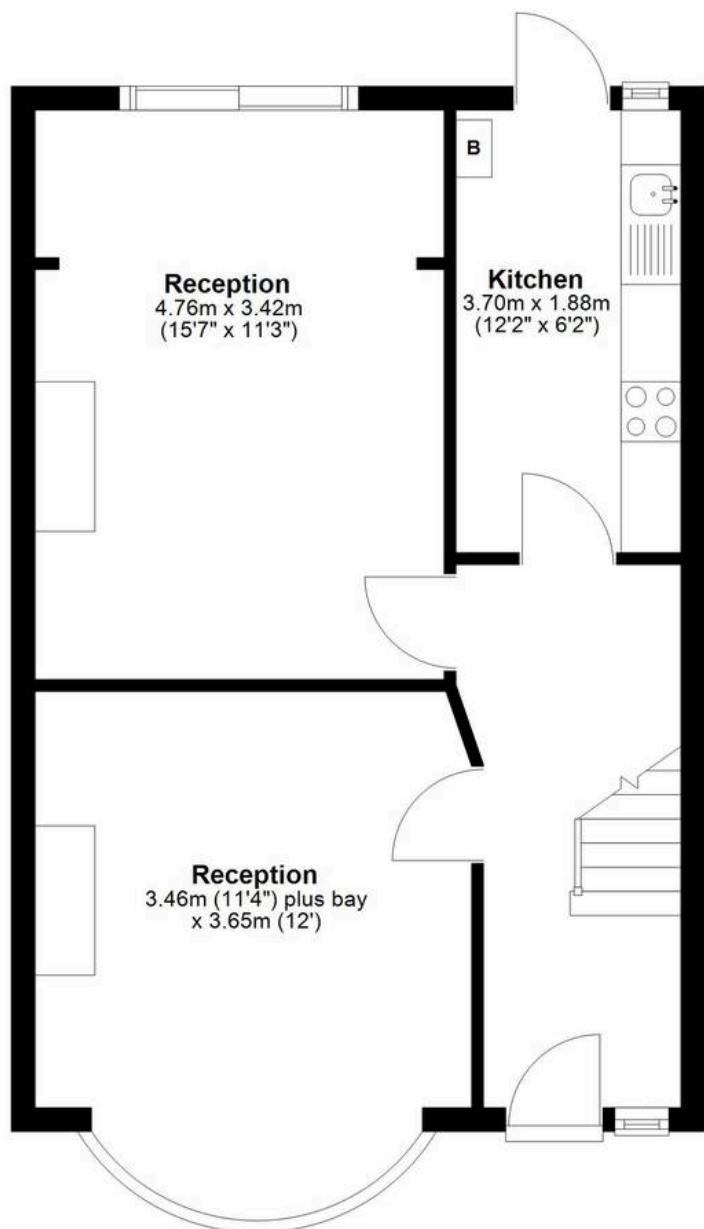
Planning has been submitted (or approved) for the erection of a 3-4 storey building with 9 residential units to the rear of the property known as Development at Loxford Park Lodge. Interested parties should make their own enquiries.





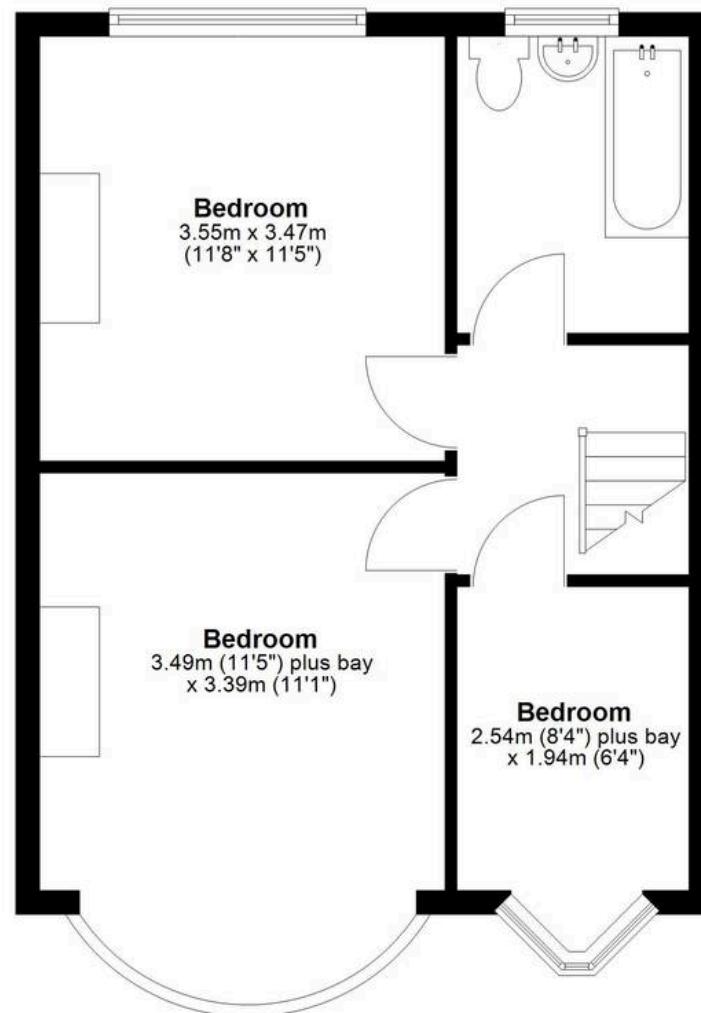
Ground Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 84.9 sq. metres (914.1 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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