

PAYNE & Co

Lincoln Gardens, Ilford

Guide Price £825,000 - £875,000

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Guide Price £825,000 – £875,000. Payne & Co are pleased to offer for sale is this impressive semi-detached house, located in the heart of the sought-after 'Cathedral Estate' in Ilford. This property offers a wealth of transport links, nearby schools and parks, making it the perfect home for families. The property boasts four double bedrooms, providing plenty of room for everyone and a first floor bathroom with separate WC. Additionally, the house features three reception rooms, each one offering a unique charm. Two of these rooms have fireplaces, creating a warm and cosy atmosphere during those cold winter nights. One of the reception rooms also provides access to a garden and a shower room with WC, adding an extra layer of convenience. The third room serves as a formal dining room, making it the perfect space for family dinners and entertaining guests. The house also includes a spacious kitchen with dining space, which leads directly out to the garden. This makes it an ideal space for summer barbecues, outdoor dining, or simply enjoying the fresh air. A block-paved driveway provides convenient off-street parking, ensuring your vehicle is securely stored. Side access leads to a generously sized garden measuring approximately 42ft, offering ample outdoor space for relaxation or entertaining. A brick-built shed adds practical storage solutions, and the property also benefits from excellent potential to extend (subject to planning permission). This property offers a unique opportunity to own a home in a highly desirable location. Don't miss this chance to secure a family home with potential for personalisation.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi Detached House
- Four Bedrooms
- Three Receptions
- Two Bathrooms
- Off Street Parking
- Rear Garden



Hallway

Reception One

16' 6" x 13' 8" (5.03m x 4.17m)

Reception Two

16' 7" x 12' 0" (5.05m x 3.66m)

Reception Three

15' 5" x 8' 1" (4.70m x 2.46m)

Kitchen

17' 11" x 9' 9" (5.46m x 2.97m)

Ground Floor Shower

Ground Floor WC

Bedroom One

16' 6" x 15' 6" (5.03m x 4.72m)

Bedroom Two

13' 1" x 12' 0" (3.99m x 3.66m)

Bedroom Three

15' 7" x 11' 7" (4.75m x 3.53m)

Bedroom Four

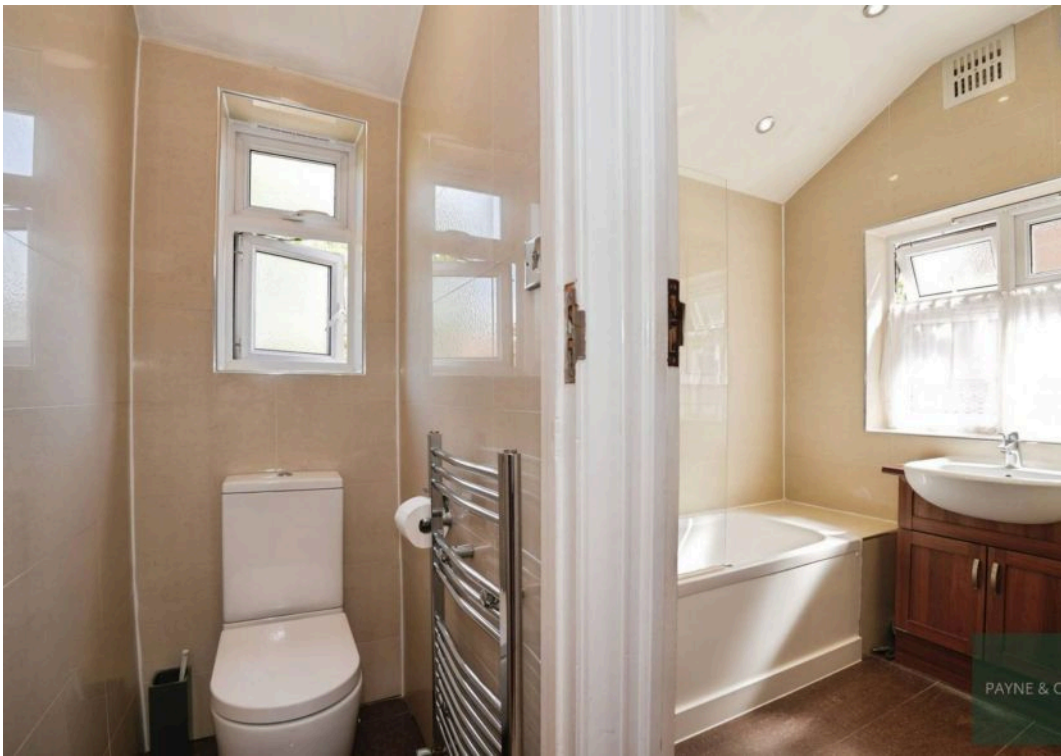
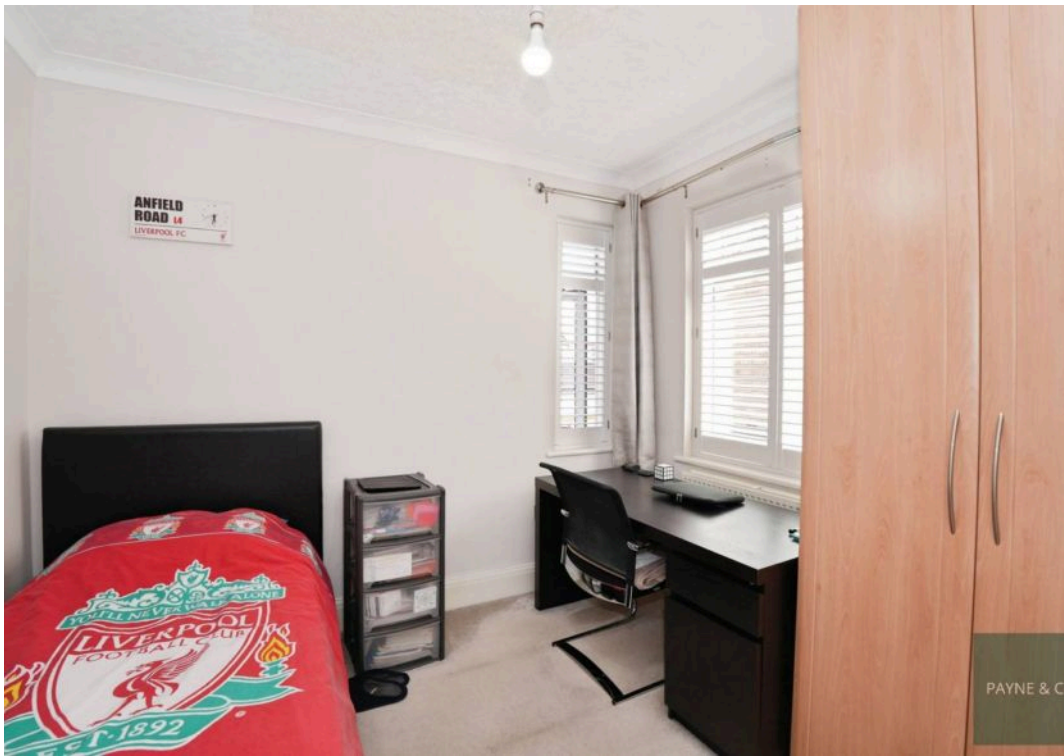
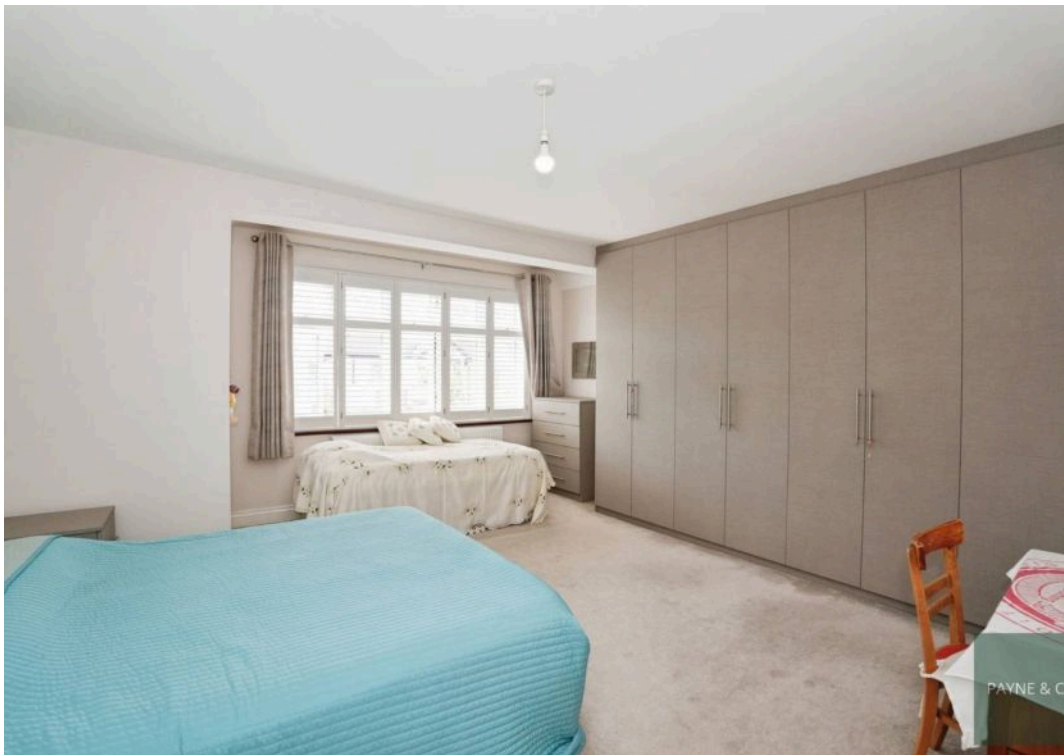
9' 11" x 9' 9" (3.02m x 2.97m)

Bathroom WC

Garden Shed

12' 2" x 14' 5" (3.71m x 4.39m)

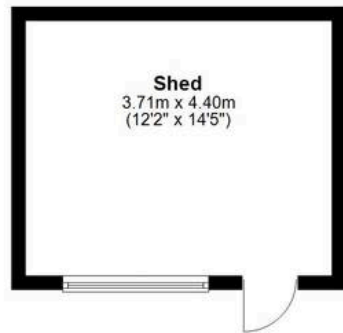






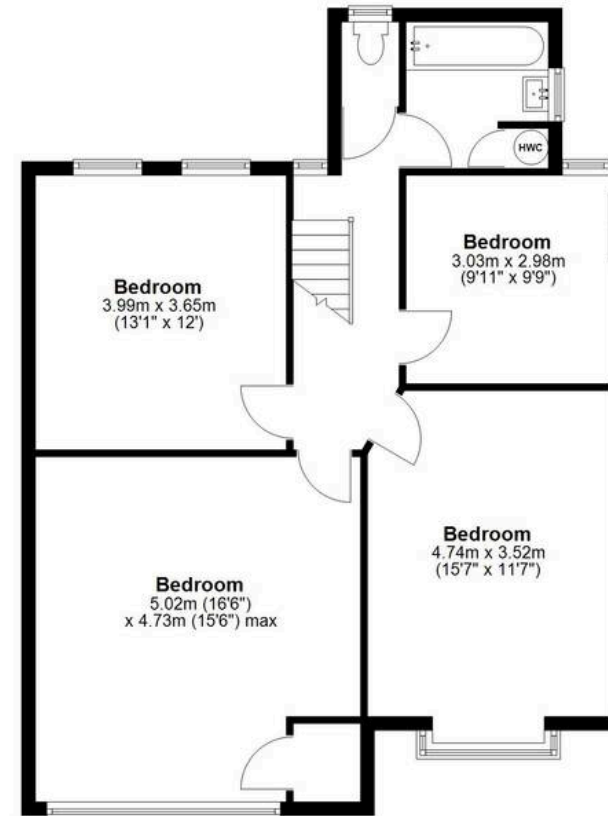
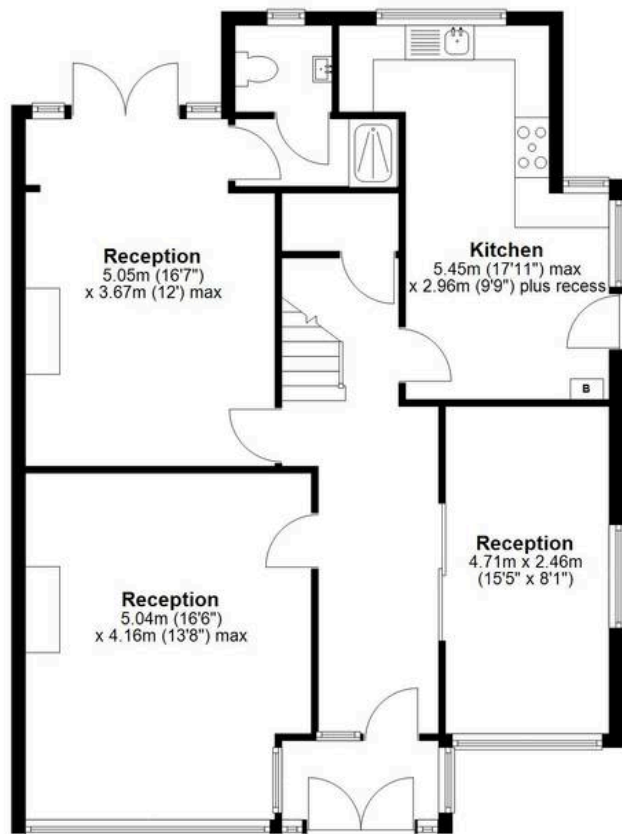
Ground Floor

Approx. 89.0 sq. metres (958.3 sq. feet)



First Floor

Approx. 78.7 sq. metres (846.6 sq. feet)



Total area: approx. 167.7 sq. metres (1805.0 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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