

PAYNE & Co



Coventry Road, Ilford

Guide Price £850,000 – £900,000

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Guide Price £850,000 – £900,000. For sale is this magnificent end of terrace house nestled in the much sought-after location near Valentines Park and within the 'Commonwealth Estate' in Ilford. This superior property offers excellent public transport links and local schools nearby. A generous layout is spread over three floors offering ample living space. The house boasts two substantial 23ft reception rooms, one enjoys a commanding bay window to the front and the other, with access to the garden, enjoys a beautiful bay window to the rear. The practical kitchen offers an intriguing plus point with its own access to a shower room. The property comes complete with five well-proportioned bedrooms. The master bedroom presents a bay window to the front while another bedroom, found on the second floor, provides additional convenience with a W/C. A bay-windowed rear bedroom adds to the charm of this impressive offering. The property also benefits from off-street parking to the front and a double garage to the rear, accessible via Brisbane Road. Low maintenance rear garden together with an outbuilding including a utility room, a reception room equipped with air conditioning – perfect for an office/studio, further enhances the house's appeal. This beautiful family home is one that deserves your attention.

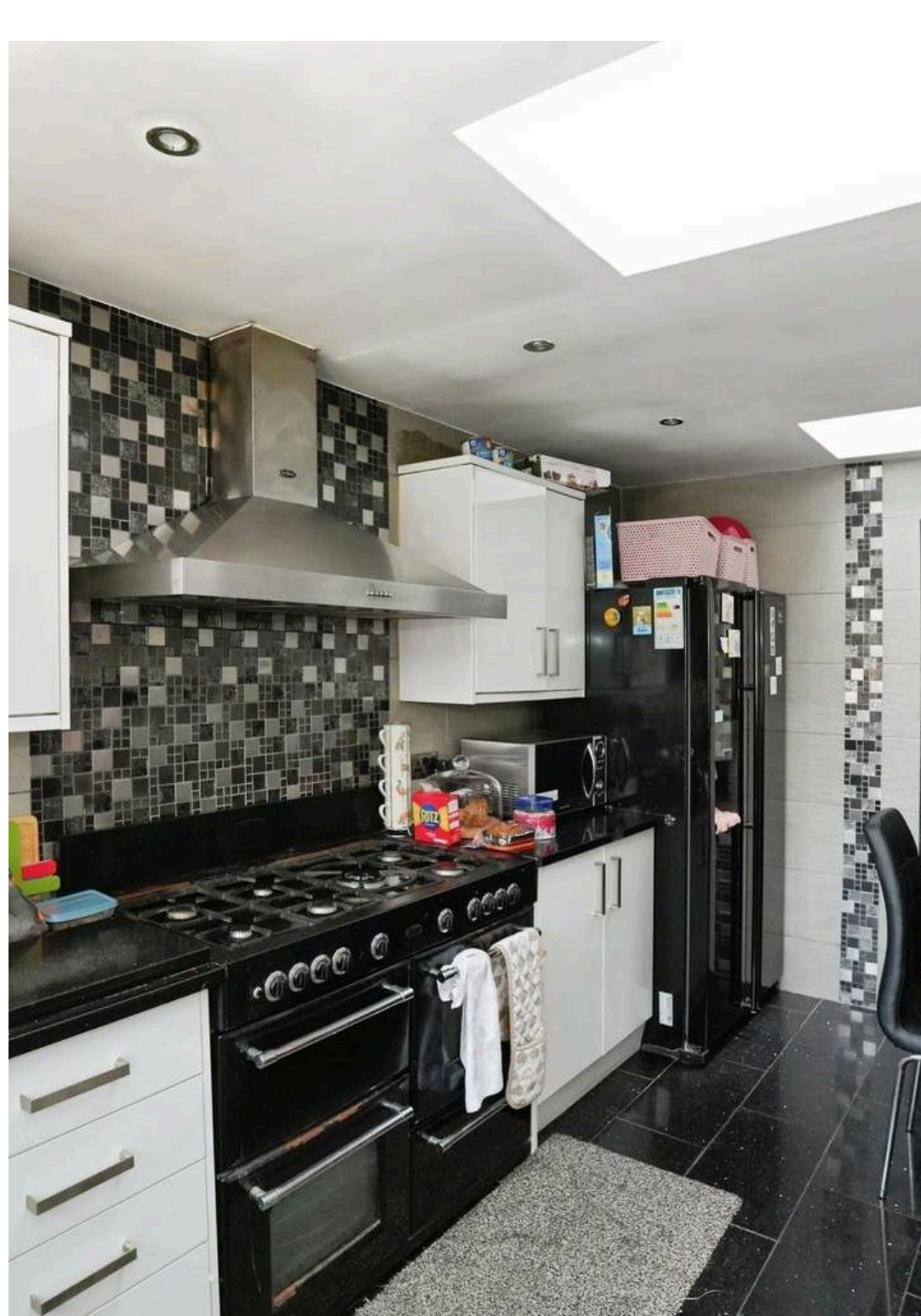
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Five spacious bedrooms
- Corner sited house
- Two large bay-fronted receptions
- Sought-after Commonwealth Estate location
- Double garage with rear access
- Outbuilding with air-conditioned office/studio
- Off-street parking



Hallway**Reception One**

23' 5" x 13' 8" (7.14m x 4.17m)

Reception Two

23' 4" x 12' 2" (7.11m x 3.71m)

Kitchen

14' 10" x 8' 1" (4.52m x 2.46m)

Ground Floor Bathroom/WC**First Floor Landing****Bedroom One**

12' 1" x 18' 10" (3.68m x 5.74m)

Bedroom Two

10' 11" x 12' 6" (3.33m x 3.81m)

First Floor Bathroom/WC**Bedroom Three**

7' 2" x 9' 0" (2.18m x 2.74m)

Bedroom Four

9' 0" x 12' 2" (2.74m x 3.71m)

Second Floor WC**Bedroom Five**

16' 10" x 14' 8" (5.13m x 4.47m)

Garage

16' 7" x 21' 0" (5.05m x 6.40m)

Reception (Annexe)

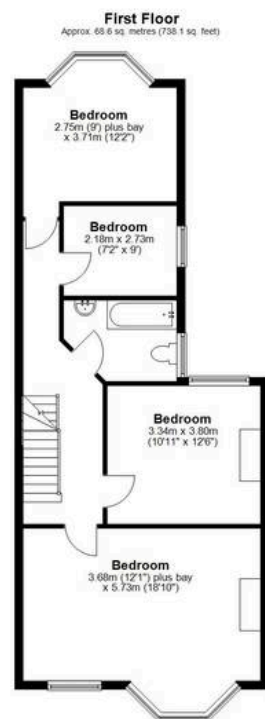
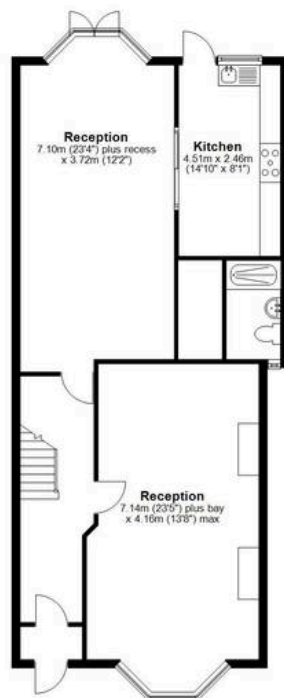
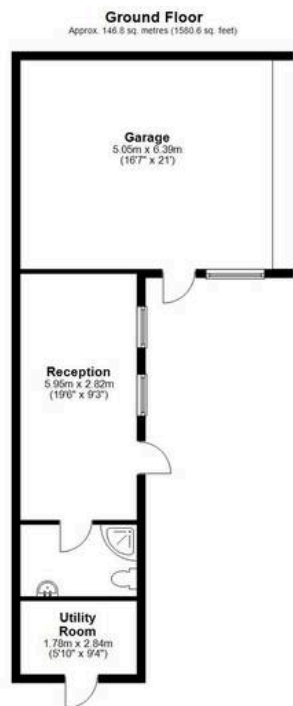
19' 6" x 9' 3" (5.94m x 2.82m)

Shower/WC (Annexe)**Utility Room (Annexe)**

5' 10" x 9' 4" (1.78m x 2.84m)







Total area: approx. 240.3 sq. metres (2566.4 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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