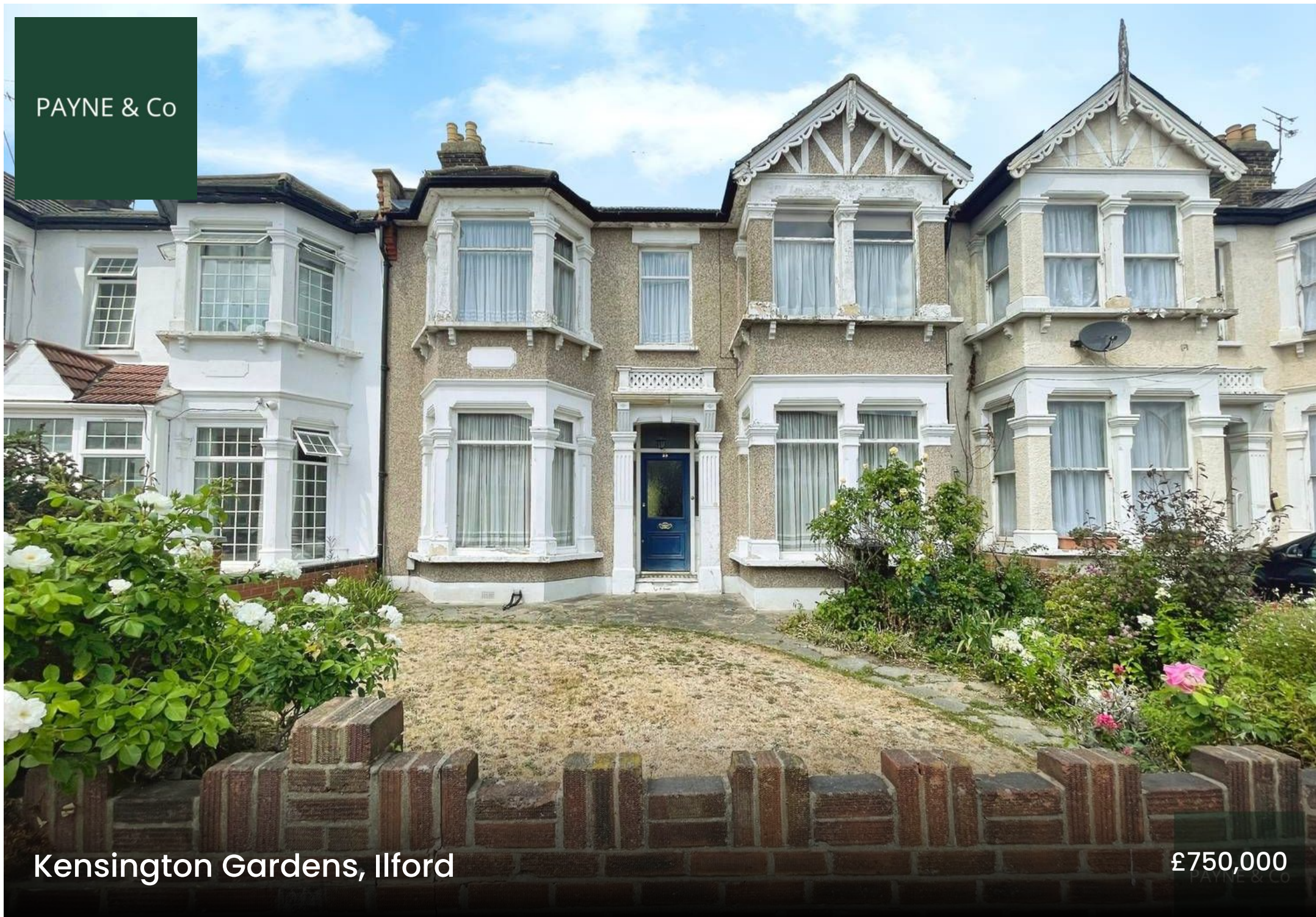


PAYNE & Co



Kensington Gardens, Ilford

£750,000

PAYNE & Co

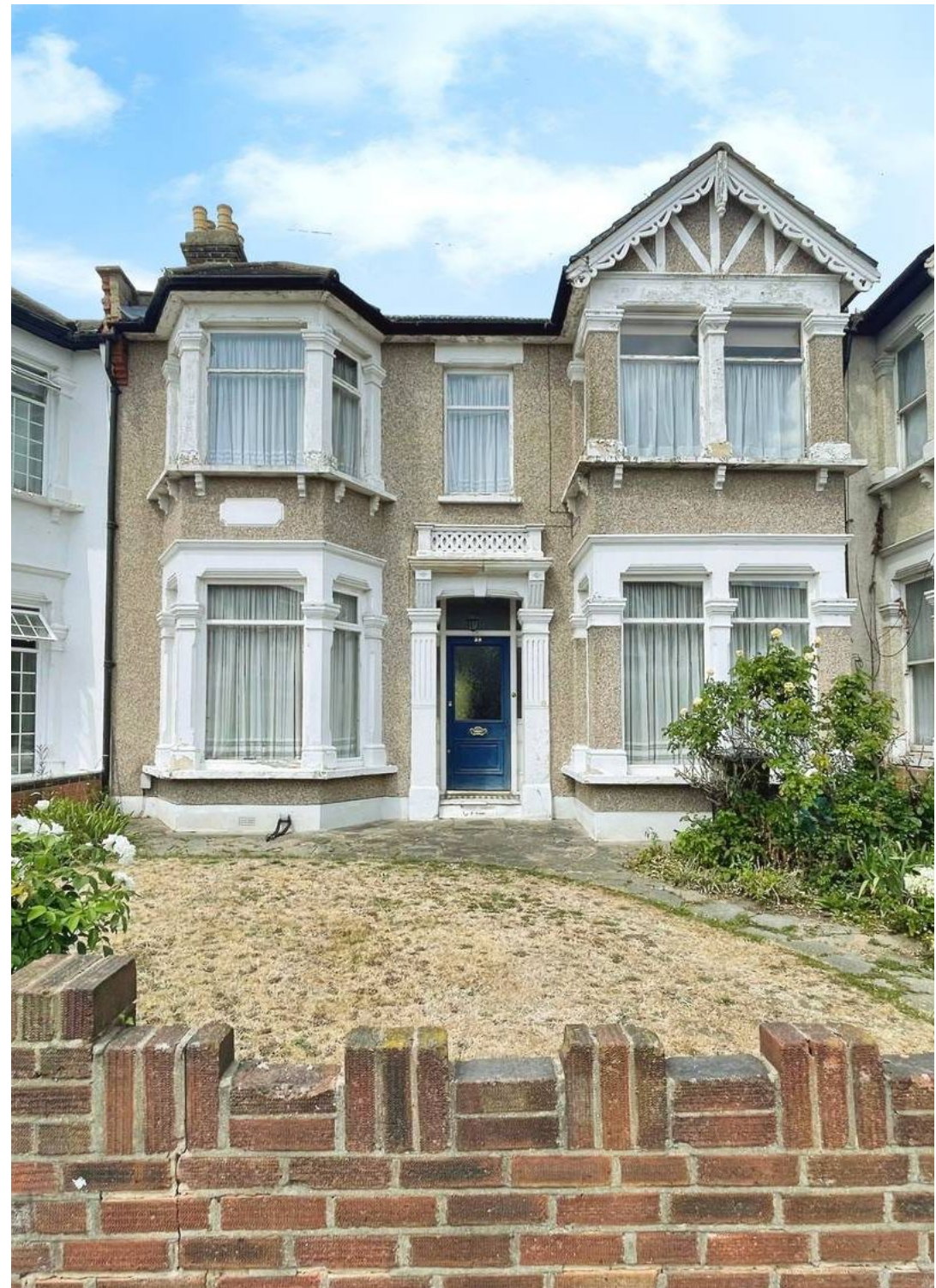
Payne & Co are pleased to offer for sale this magnificent double-fronted terraced house, ideally located off The Drive in North Ilford. Perfectly positioned near excellent public transport links, local schools, and the charming Valentines Park, this spacious family home offers four bedrooms—three doubles and one single—two of which feature original fireplaces. A welcoming front garden and a generous 40ft rear garden add to the appeal, along with two bathrooms (one on each floor) for added convenience. The kitchen connects seamlessly to the second reception room, while both reception areas, including the bright front lounge, are adorned with large windows and ornate fireplaces, with direct garden access from the first. With classic character and potential to extend (subject to planning permission), this is a superb opportunity not to be missed.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Double-fronted terraced house
- Four bedrooms
- Two spacious reception rooms
- Generous 40ft rear garden and welcoming front garden
- Close to Valentines Park
- Potential to extend (subject to planning permission)
- Period features throughout, adding character and charm
- Basement



Ground Floor

Hallway

Reception One

23' 1" x 11' 11" (7.04m x 3.63m)

Reception Two

12' 8" x 11' 11" (3.86m x 3.63m)

Kitchen

10' 0" x 11' 10" (3.05m x 3.61m)

Utility Room

9' 0" x 6' 11" (2.74m x 2.11m)

Shower Room/WC

Basement

23' 2" x 5' 9" (7.06m x 1.75m)

First Floor Landing

Bedroom One

16' 6" x 11' 11" (5.03m x 3.63m)

Bedroom Two

11' 11" x 12' 6" (3.63m x 3.81m)

Bedroom Three

10' 11" x 11' 0" (3.33m x 3.35m)

Bedroom Four

10' 11" x 6' 7" (3.33m x 2.01m)

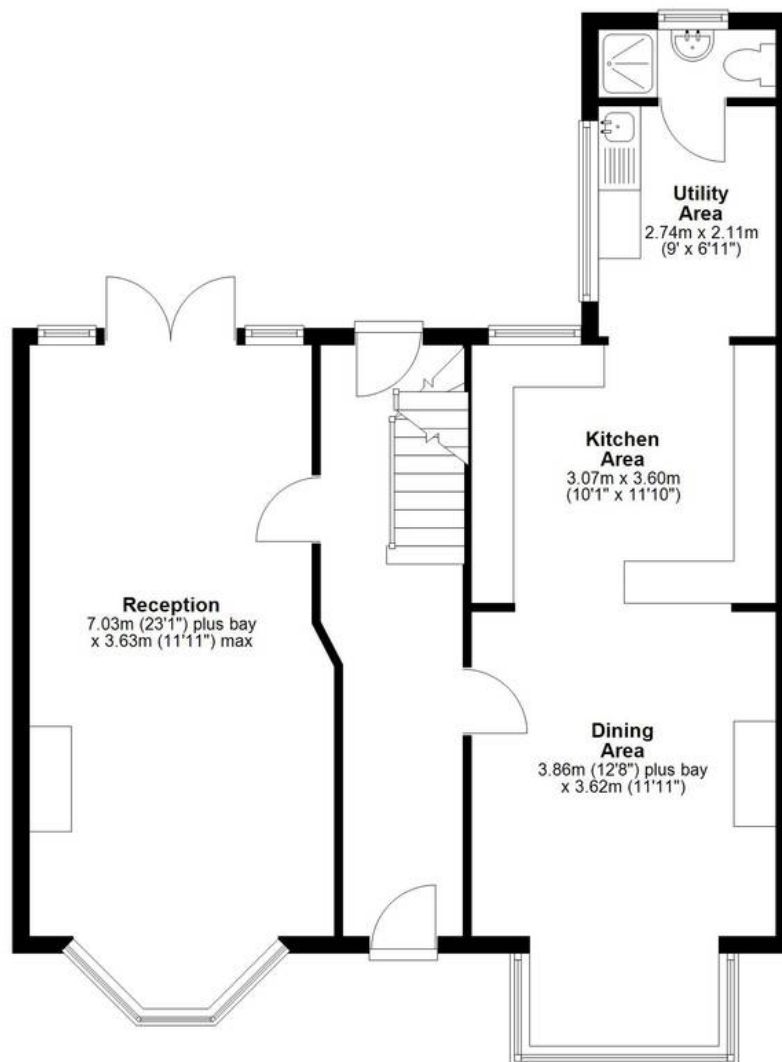
Bathroom





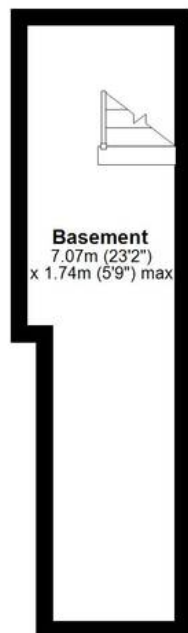
Ground Floor

Approx. 72.1 sq. metres (775.5 sq. feet)



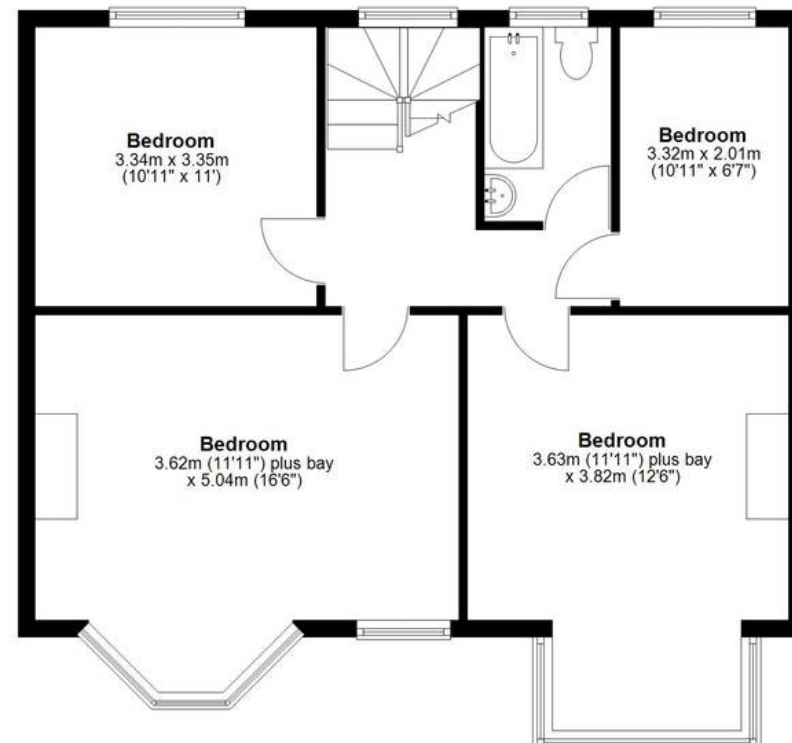
Basement

Approx. 11.2 sq. metres (121.1 sq. feet)



First Floor

Approx. 65.0 sq. metres (699.5 sq. feet)



Total area: approx. 148.3 sq. metres (1596.2 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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A private rental licensing scheme applies to some properties in this area, please contact us before proceeding. Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details. Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.