



PAYNE & Co

Gloucester Gardens, Ilford

Guide Price £900,000 – £950,000

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Guide Price £900,000 – £950,000. Payne & Co are delighted to offer for sale this charming 1930s semi-detached family home, situated in the highly sought-after 'Cathedral Estate' just off The Drive. This characterful property offers excellent transport links, including Redbridge Underground Station, Ilford's Elizabeth Line, and easy access to the A12 and A406. It's ideally positioned for local schools, parks, and amenities, making it a perfect choice for growing families. The house features four well-proportioned bedrooms, with the primary, second, and third bedrooms all benefiting from built-in wardrobes. The fourth bedroom, a single, would make an excellent home office or nursery. There are two generously sized shower rooms on the first floor, providing added convenience for family living. The kitchen has ample room for dining, ideal for everyday family meals and entertaining. Additionally, the property offers two inviting reception rooms, each with its own fireplace. The front reception features a charming round bay window that floods the space with natural light, while the second reception opens onto a conservatory—a peaceful spot overlooking the 52ft south-facing rear garden. There is also access to a ground floor WC. Further benefits include an integral garage with an up-and-over door, off-street parking to the front, and the opportunity to personalise and enhance the home to suit your family's needs. This is a property brimming with potential and located in a prime residential area—an excellent opportunity not to be missed.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Charming 1930s semi-detached house
- Four bedrooms
- Two reception rooms
- Two well-sized first-floor shower rooms
- Ground floor WC
- Integral garage
- Off-street parking
- Generously sized 52ft south-facing rear garden
- No onward chain
- 'Cathedral Estate' Location



Ground Floor

Enclosed Porch

Hallway

Kitchen Diner

19' 10" x 9' 8" (6.05m x 2.95m)

Reception One

16' 9" x 12' 8" (5.11m x 3.86m)

Reception Two

16' 4" x 12' 2" (4.98m x 3.71m)

Conservatory

12' 1" x 13' 5" (3.68m x 4.09m)

Ground Floor WC

First Floor

Landing

Bedroom One

16' 9" x 12' 6" (5.11m x 3.81m)

Bedroom Two

12' 1" x 11' 11" (3.68m x 3.63m)

Bedroom Three

12' 5" x 10' 9" (3.78m x 3.28m)

First Floor Shower/WC

Bedroom Four

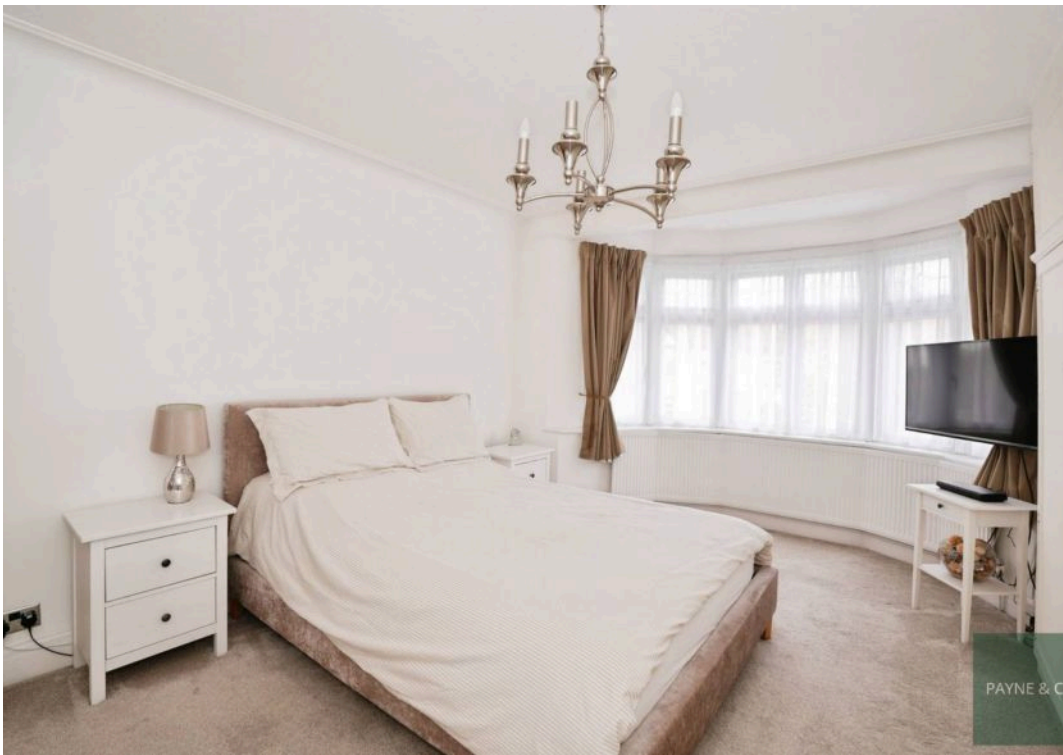
7' 6" x 10' 0" (2.29m x 3.05m)

First Floor Shower/WC

Integral Garage

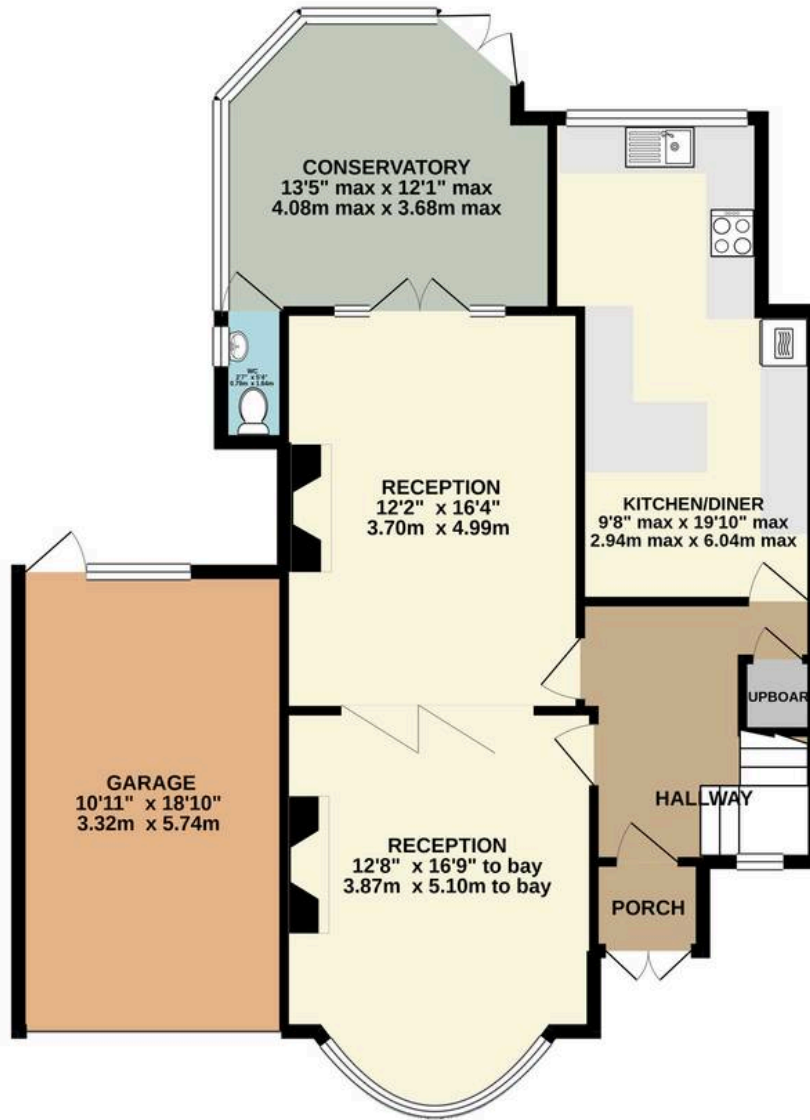
18' 10" x 10' 11" (5.74m x 3.33m)



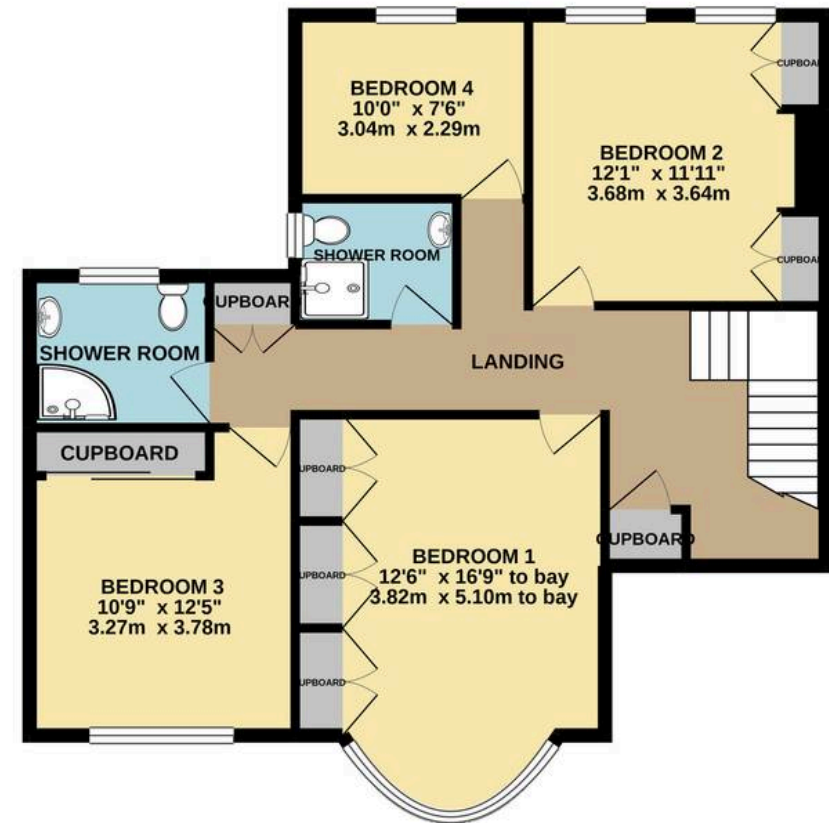




GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

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.
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