

PAYNE & Co



158 Staines Road, Ilford

Ilford

£525,000



This end of terrace house offers an excellent opportunity for buyers looking to put their own stamp on a property. Currently in need of renovation, the home presents a blank canvas for modernisation and personal touches throughout. The accommodation comprises one reception room, creating a flexible space for family gatherings or entertaining guests. The property also features a kitchen, offering scope to reconfigure or update to suit individual tastes and requirements as well as a sperate store room which can be turned in to a living area. Upstairs, there are three bedrooms, providing ample potential for a comfortable family home or for those seeking extra space. The bathroom is situated conveniently to serve these rooms, ready to be refitted to your preference. This house is positioned in a location well-served by nearby schools, ideal for families with children, and boasts access to green spaces, making it suitable for those who appreciate outdoor leisure or recreational activities. With its practical layout and desirable location, this property represents a promising project for those seeking either a home to refurbish or an investment opportunity. Viewing is recommended to fully appreciate the potential on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- End of Terrace House
- Three Bedrooms
- First Floor Bathroom/WC
- Off Street Parking
- Potential for Extension STPP
- Blank canvas for renovation
- Ideal family home potential
- Local Green Spaces





## Ground Floor

### Enclosed Porch

### Hallway

### Through Lounge

24' 10" x 11' 4" (7.57m x 3.45m)

### Kitchen

8' 2" x 13' 11" (2.49m x 4.24m)

### Store Room

16' 2" x 6' 2" (4.93m x 1.88m)

## First Floor

### Landing

### Bedroom One

16' 5" x 13' 6" (5.00m x 4.11m)

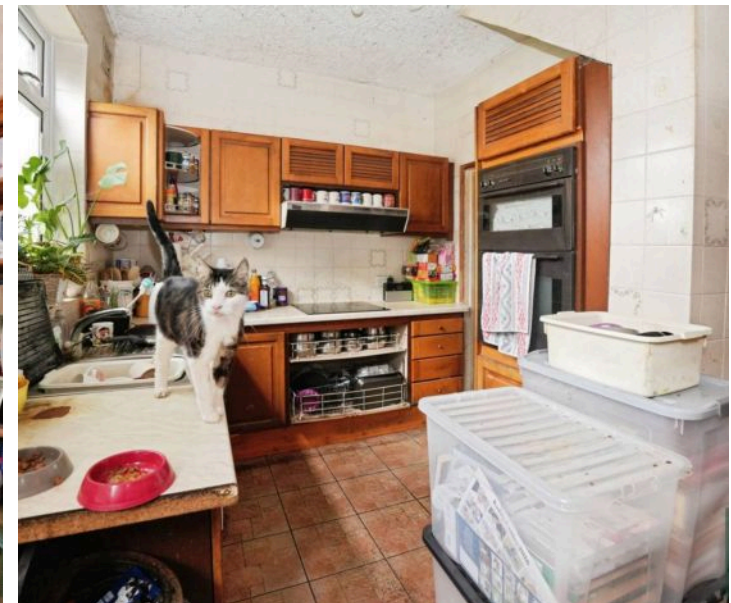
### Bedroom Two

13' 7" x 10' 6" (4.14m x 3.20m)

### Bedroom Three

11' 3" x 11' 1" (3.43m x 3.38m)

### First Floor Bathroom/WC







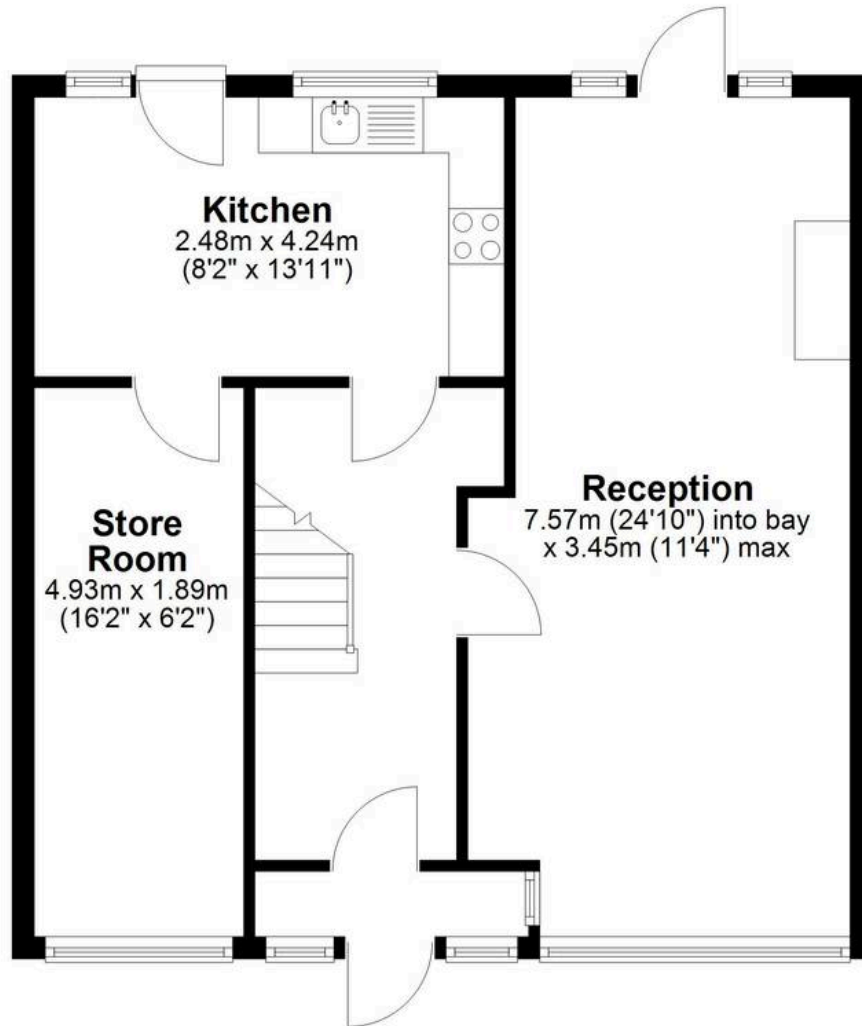






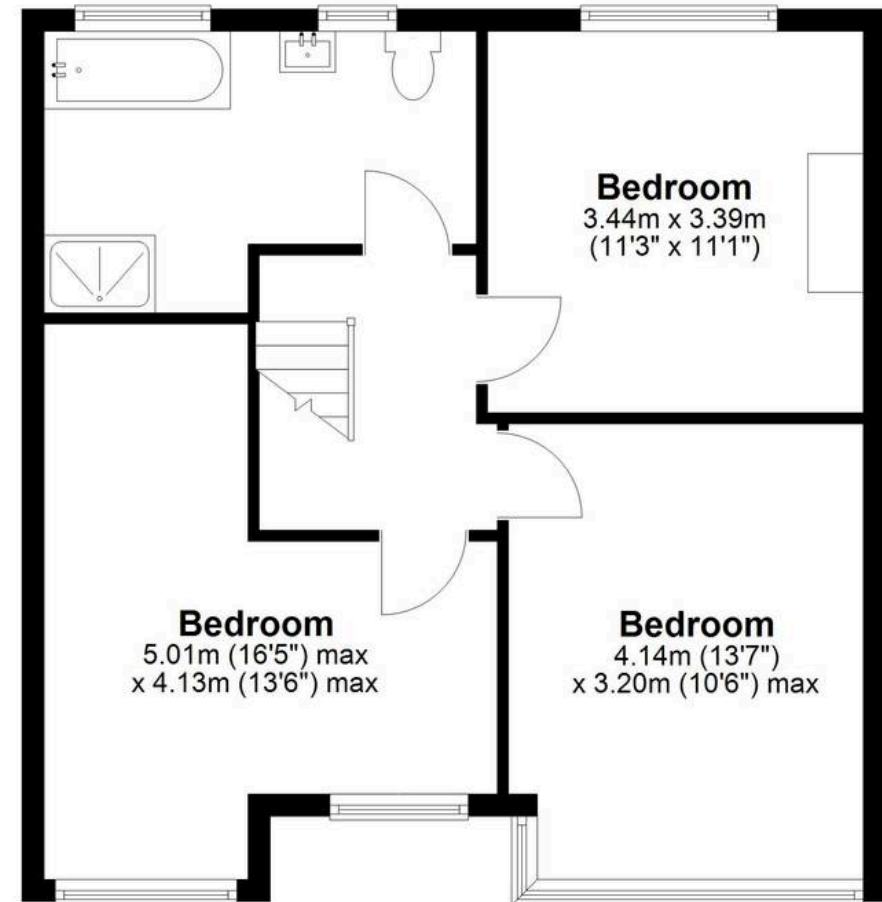
## Ground Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



## First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



**Total area: approx. 110.1 sq. metres (1185.4 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 give.

Plan produced using PlanUp.





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