



PAYNE & Co

The Drive, Ilford

Offers in excess of £800,000 – £850,000

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Offers in excess of £800,000–£850,000. Discover this immaculate semi-detached home in the highly sought-after Cathedral Estate, offering an exceptional opportunity for families or first-time buyers. This stunning property is ready to move into and boasts a high-quality finish throughout, making it a must-see for anyone seeking a stylish and modern home. Step inside and be instantly impressed by the thoughtfully designed accommodation. The property features two versatile reception rooms, perfect for relaxing, entertaining, or adapting to your family's needs. At the heart of the home is a contemporary open-plan Hacker kitchen/diner, finished in a unique limited-edition design. Complete with a central island and premium built-in Siemens appliances, this space is as functional as it is a stylish true hub for dining and socializing. This home is packed with modern features, including underfloor heating, smart lighting, Japanese smart toilets, a soft water system, and many other cutting-edge gadgets that elevate everyday living. The first floor offers three spacious bedrooms, all with brand-new built-in wardrobes for ample storage. The large family bathroom is both sleek and practical, featuring a luxurious four-piece suite. Outside, the stunning landscaped, South facing garden provides a perfect retreat and leads to a purpose-built garage and parking space. The property also offers excellent potential for future growth, with the option to extend both the ground floor and upstairs to create additional bedrooms (subject to planning permission). Situated in a prime location, this home benefits from outstanding public transport links and proximity to top-rated schools, ensuring effortless commutes and school runs. This immaculate home is ready to welcome its new owners—don't miss the chance to make it yours. Early viewing is essential to fully appreciate the quality, style, and potential this property has to offer. Viewing Highly Recommended.

- Semi-Detached House
- Immaculate Condition
- Bespoke Kitchen W/Siemans Appliances
- Underfloor Heating
- Three Double Bedrooms
- Cathedral Estate
- Garage to Rear
- South Facing Garden



Ground Floor

Entrance via Enclosed Porch

Hallway

Reception

17' 7" x 12' 4" (5.36m x 3.76m)

Open plan Kitchen/Diner/Reception

26' 1" x 11' 10" (7.95m x 3.61m)

GF W.C

First Floor

Landing

Bedroom

18' 5" x 10' 3" (5.61m x 3.12m)

Bedroom

12' 9" x 12' 2" (3.89m x 3.71m)

Bedroom

10' 10" x 9' 10" (3.30m x 3.00m)

Bathroom

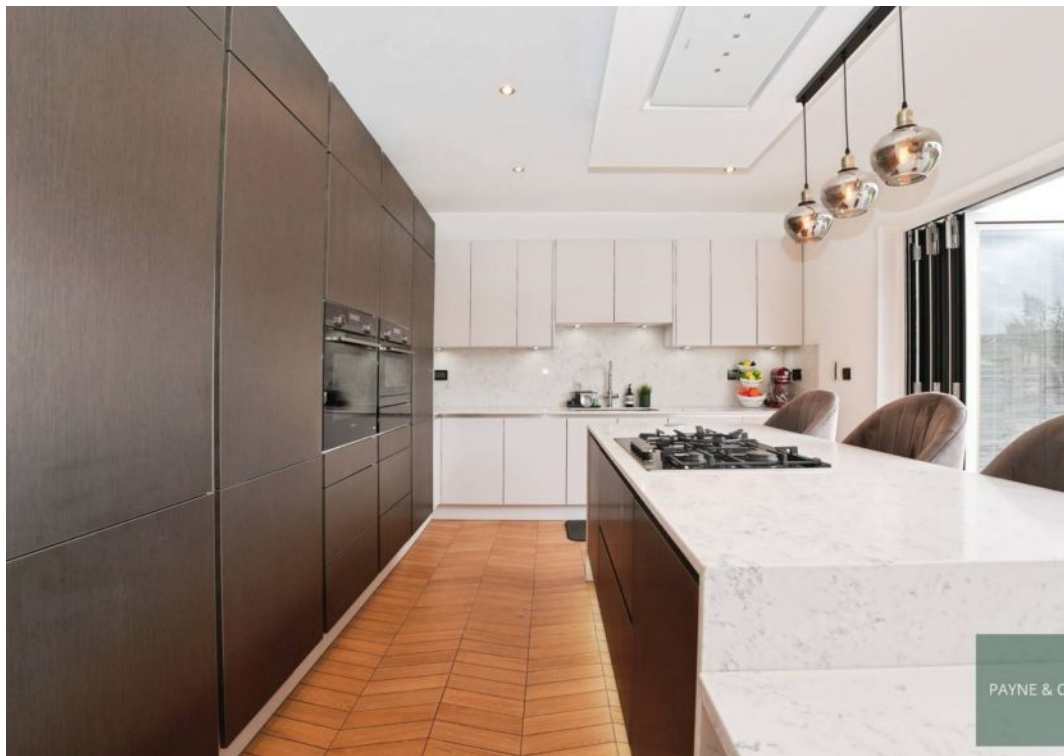
Council Tax band: E

Tenure: Freehold

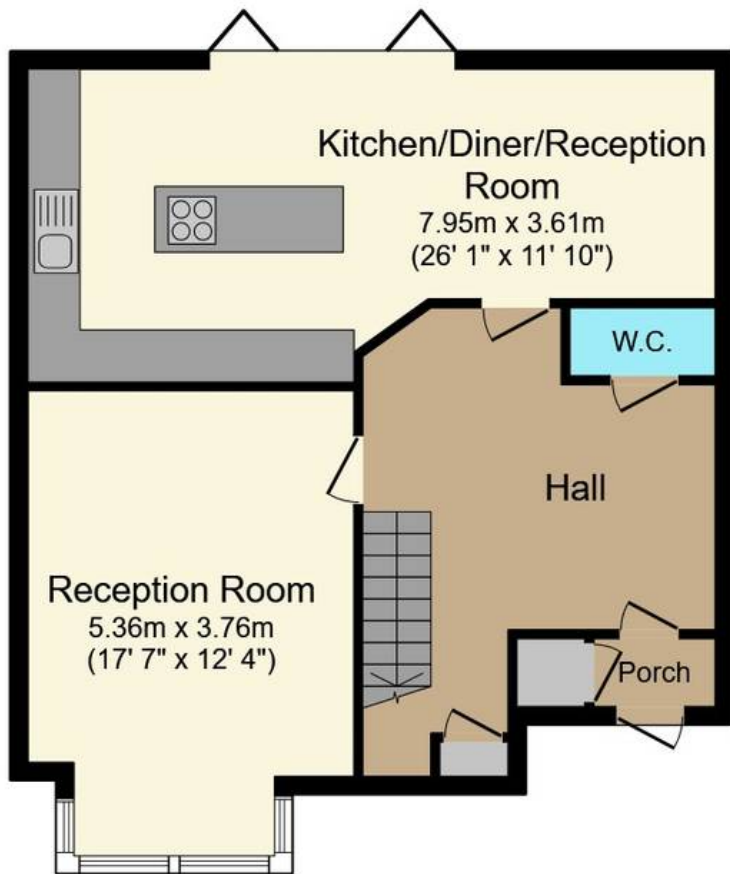
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

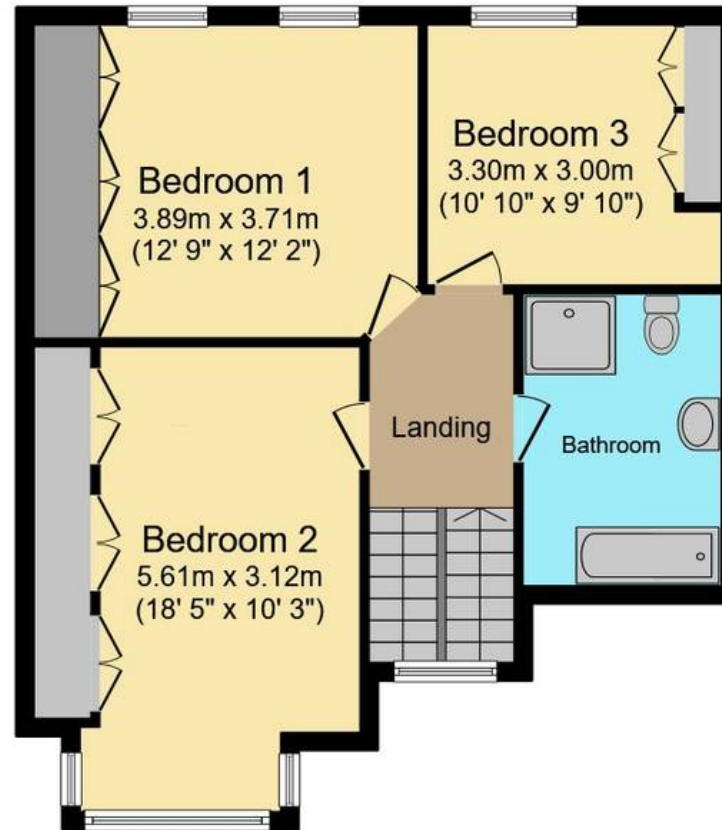




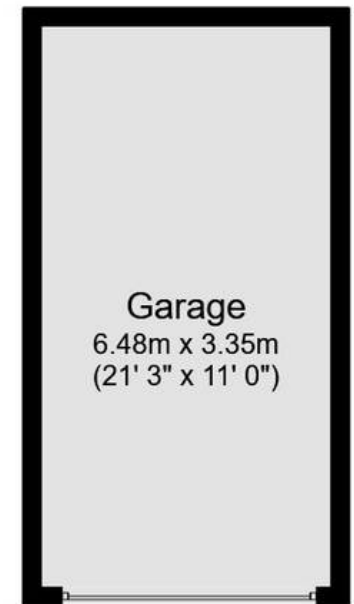




Ground Floor



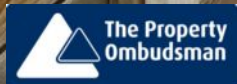
First Floor



Garage



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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.