

PAYNE & Co



Cranbrook Road, Gants Hill

Ilford

Guide Price £650,000 - £700,000

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Guide Price £650,000 – £700,000. Payne & Co are pleased to offer for sale this well-proportioned semi-detached house in a highly convenient location, ideal for first-time buyers and families. The property features three reception rooms, providing versatile living and entertaining space. The first reception room is situated at the front of the house and benefits from a bay window, allowing in plenty of natural light. The second opens out to the rear garden and conveniently connects to the ground-floor shower room—perfect for flexible usage. Adjacent to the kitchen, the third reception room serves as an ideal dining space. The fitted kitchen offers a practical layout and includes access to a ground-floor WC for added convenience. Upstairs, there are three bedrooms—two comfortable doubles and a good-sized single—accommodating a variety of needs. The spacious family bathroom on the first floor is equipped with a four-piece suite. Externally, there is off-street parking to the front, along with part-covered side access used as additional storage. The rear garden extends to approximately 57ft with a desirable south-east facing aspect, backing onto Valentine's Park. The location benefits from local amenities, nearby schools, public transport links, and proximity to Gants Hill Underground station.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three bedroom – semi detached house
- Three versatile reception rooms
- Spacious four-piece family bathroom
- South-east facing 57ft garden
- Ideal for families and first-time buyers
- Off-street parking
- Proximity to Gants Hill Underground



Hallway

Reception One

12' 0" x 13' 4" (3.66m x 4.06m)

Reception Two

10' 5" x 23' 2" (3.18m x 7.06m)

Reception Three

11' 5" x 9' 5" (3.48m x 2.87m)

Kitchen

14' 1" x 6' 9" (4.29m x 2.06m)

Wc

Shower Room/Wc

First Floor Landing

Bedroom One

16' 7" x 12' 1" (5.05m x 3.68m)

Bedroom Two

14' 4" x 12' 5" (4.37m x 3.78m)

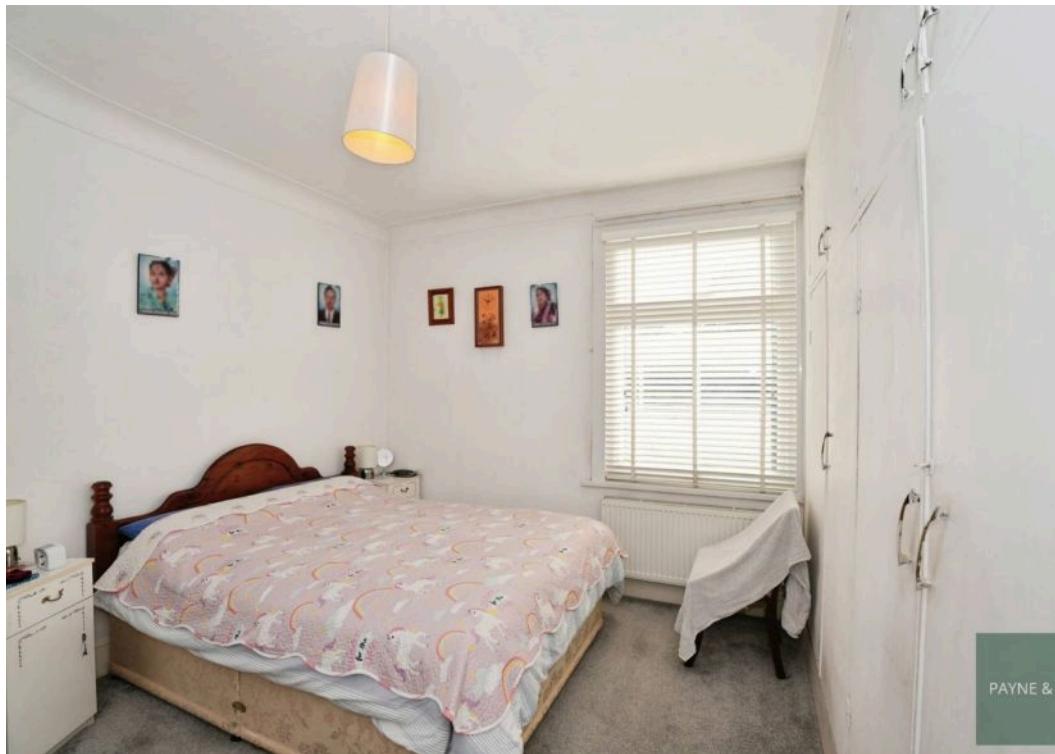
Bedroom Three

11' 5" x 7' 8" (3.48m x 2.34m)

Bathroom

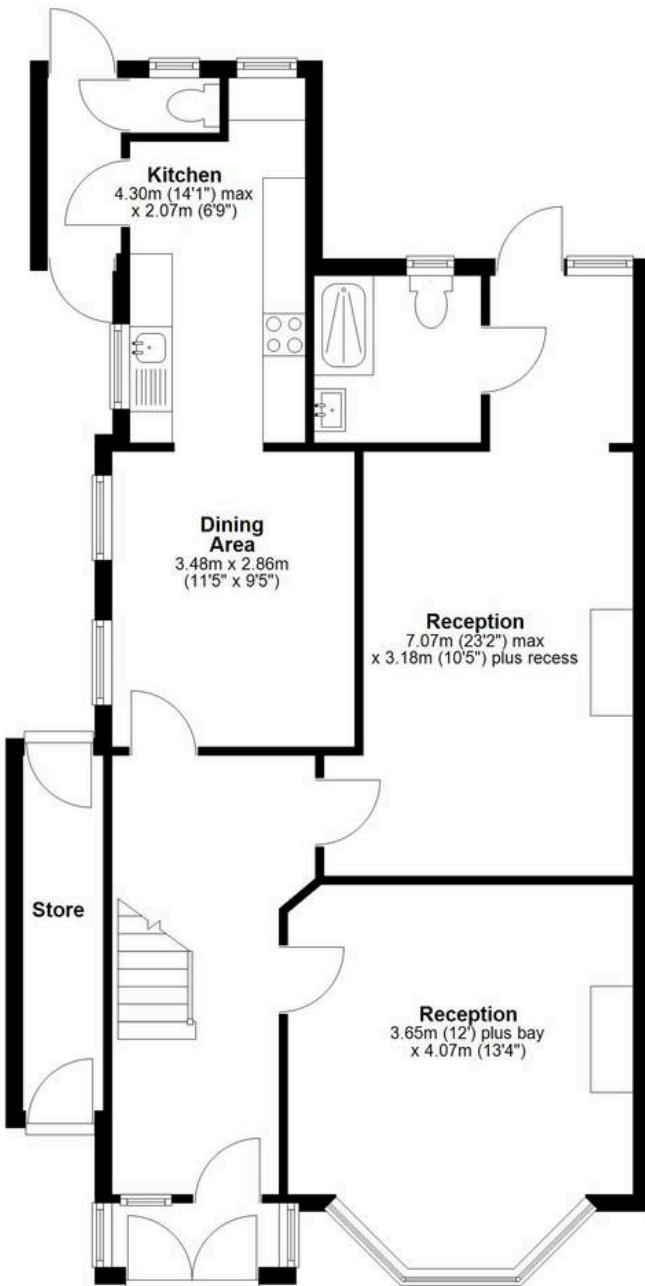






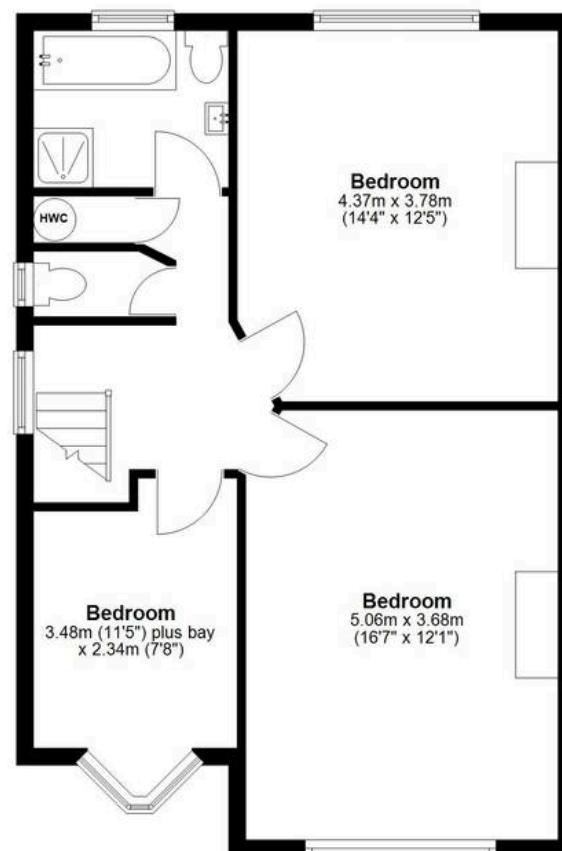
Ground Floor

Approx. 79.3 sq. metres (853.8 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.3 sq. feet)



Total area: approx. 135.7 sq. metres (1461.1 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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