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FOR SALE

11a Vaughan Gardens, Ilford

Ilford

Guide Price £650,000

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Guide Price £650,000 – £675,000. This terraced house with five bedrooms is offered for sale in Ilford. The property provides two reception rooms, including a separate reception room and an open-plan reception connected to the kitchen, which also features a dining space. There is a total of three shower rooms, located on the ground, first, and second floors, along with a separate ground floor WC. The fifth bedroom is situated on the second floor within the loft.

Additional benefits include off-street parking and no onward chain. The property's layout provides practical accommodation suitable for families and first-time buyers.

The location offers access to a variety of local amenities. Vaughan Gardens is close to several schools, making the area convenient for families with school-aged children. Nearby parks, such as Valentines Park, provide green spaces for recreation and leisure.

The property is well-situated for public transport. Ilford Station is within reach, offering fast trains into London Liverpool Street with journey times of approximately 20 minutes. Local bus routes also serve the area and connect with neighbouring districts.

Ilford High Road offers a selection of shops, cafés, and restaurants. The Exchange Ilford Shopping Centre is within driving distance and provides further retail options.

This property is available for sale and presents an opportunity for those seeking a sizeable home in a well-connected residential part of Ilford.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Five bedrooms
- Three shower rooms
- Open-plan kitchen and dining
- Off-street parking
- No onward chain
- North Ilford location
- Extended
- Outbuilding



Enclosed Porch

Hallway

Reception Room

16' 9" x 13' 2" (5.11m x 4.01m)

Kitchen Area

15' 6" x 8' 11" (4.72m x 2.72m)

Lounge Diner

12' 11" x 20' 10" (3.94m x 6.35m)

Ground Floor Shower/WC

First Floor Shower/WC

Bedroom One

17' 2" x 12' 2" (5.23m x 3.71m)

Bedroom Two

13' 0" x 8' 3" (3.96m x 2.52m)

Bedroom Three

8' 8" x 8' 4" (2.64m x 2.54m)

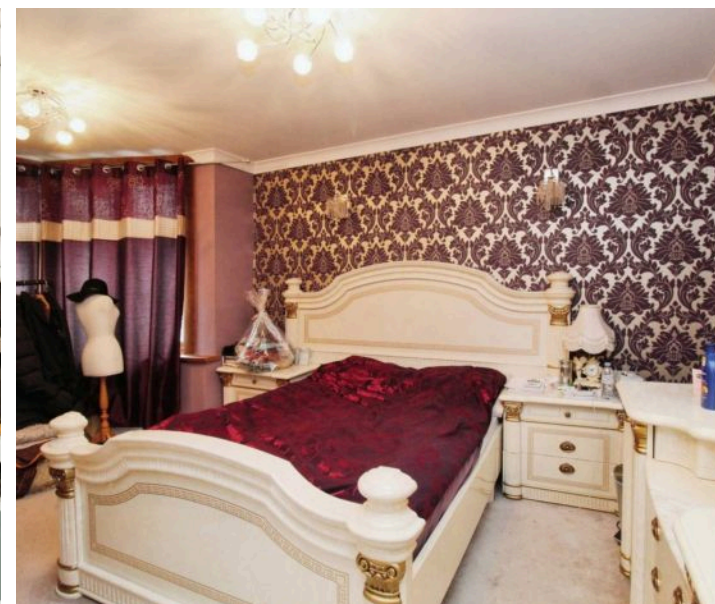
Bedroom Four

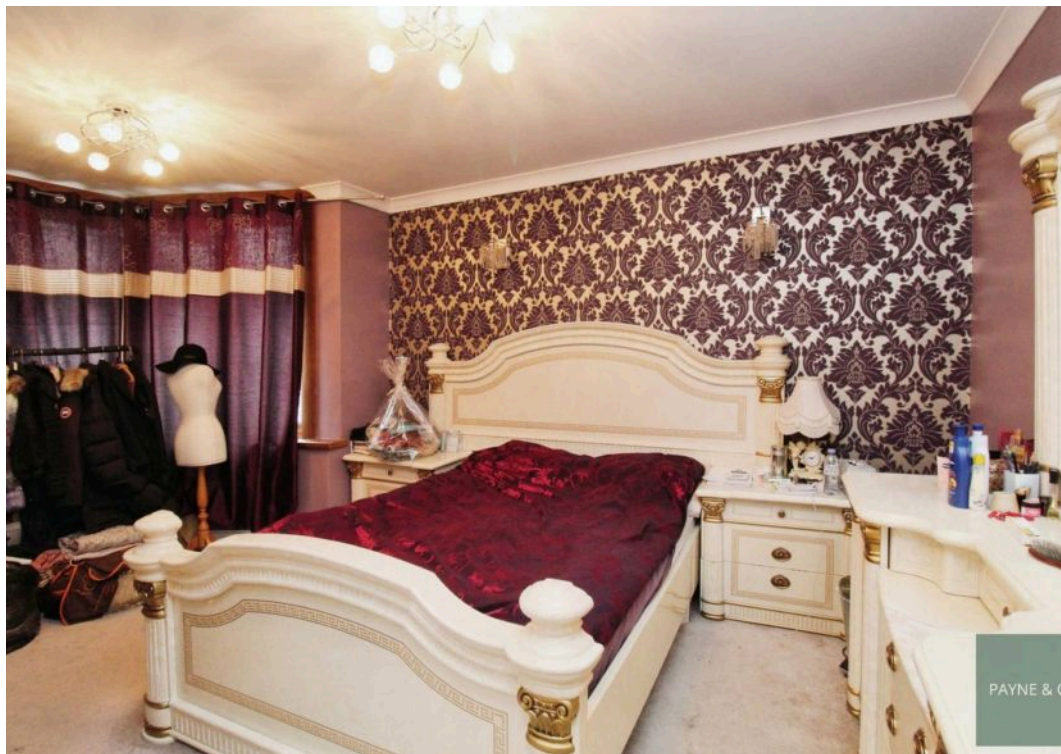
9' 3" x 7' 7" (2.82m x 2.31m)

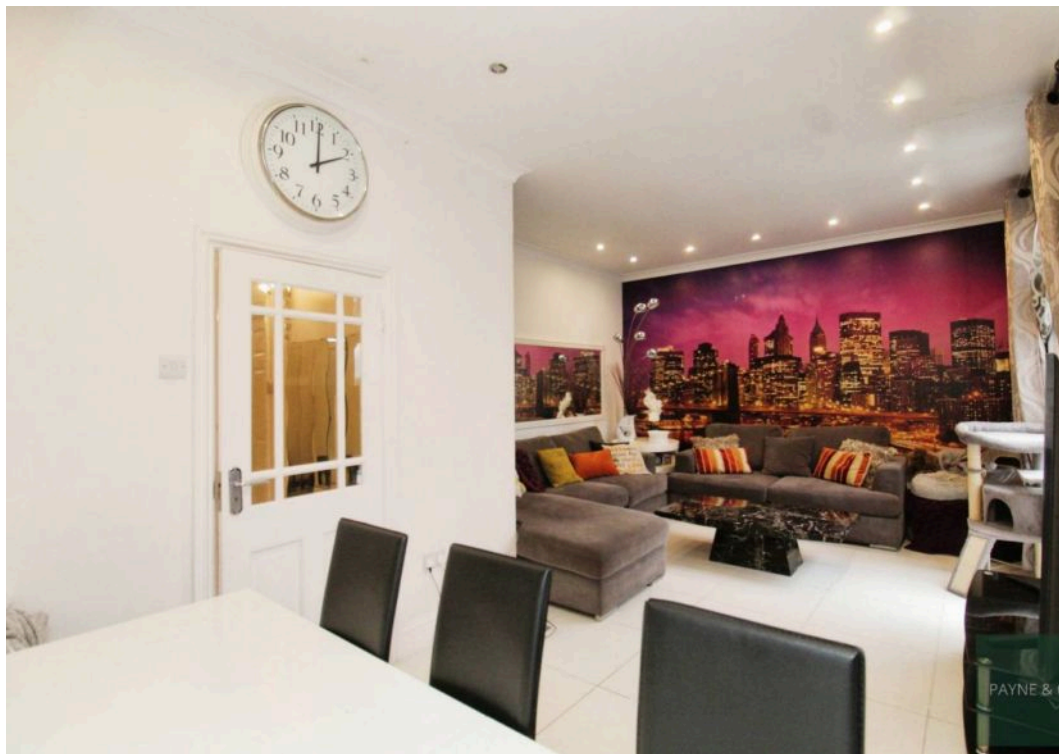
Second Floor Shower/WC

Bedroom Five

13' 11" x 11' 8" (4.24m x 3.56m)







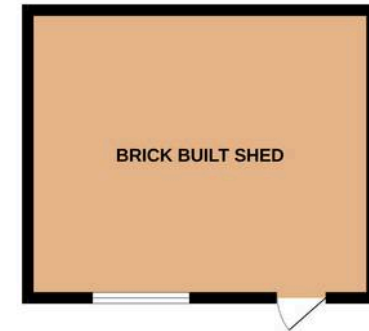
GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



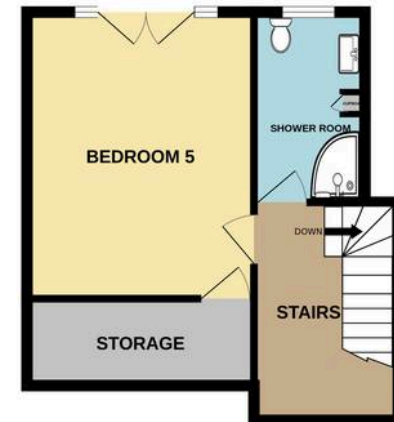
1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



BRICK BUILT SHED
259 sq.ft. (24.0 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1898 sq.ft. (176.4 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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Payne & Co, 151 Cranbrook Road – IG1 4TA

020 8518 3000 • ilford@payneandco.co.uk • payneandco.co.uk

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