

PAYNE & Co



Wards Road, Newbury Park

Ilford

Guide Price £600,000 - £625,000

Guide Price £600,000 – £625,000. For sale is this fantastic end-of-terrace property, ideally suitable for first-time buyers or families. The home boasts four bedrooms, three of which are spacious doubles, including a loft room. The single room is also well proportioned, providing ample space for the family. The bedrooms are complemented by a four-piece bathroom located on the first floor. The property also includes two reception rooms: the first is a welcoming through lounge, while the second, extended to rear, filled with natural light from the roof windows, and provides direct access to the garden. The modern kitchen is well-equipped to cater to all your culinary needs. The property comes with off-street parking to the front, a porch, and side access to the approximately 60ft rear garden. A convenient ground floor WC and a brick garden shed add to the property's appeal. The location is excellent, with access to public transport links, Newbury Park Underground, Ilford's Elizabeth line and Seven Kings School. A home of this calibre is a rare find, don't miss this opportunity

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End of Terrace House
- Four Bedrooms
- Two Receptions
- 60' Rear Garden
- Off Street Parking



Hallway

Ground Floor WC

Through Lounge

23' 3" x 13' 8" (7.09m x 4.17m)

Dining Area

8' 8" x 18' 10" (2.64m x 5.74m)

Kitchen

11' 9" x 7' 7" (3.58m x 2.31m)

Bedroom One

10' 10" x 12' 6" (3.30m x 3.81m)

Bedroom Two

12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom Three

7' 6" x 7' 0" (2.29m x 2.13m)

First Floor Bathroom/WC

Bedroom Four

9' 11" x 18' 6" (3.02m x 5.64m)

Garden Shed

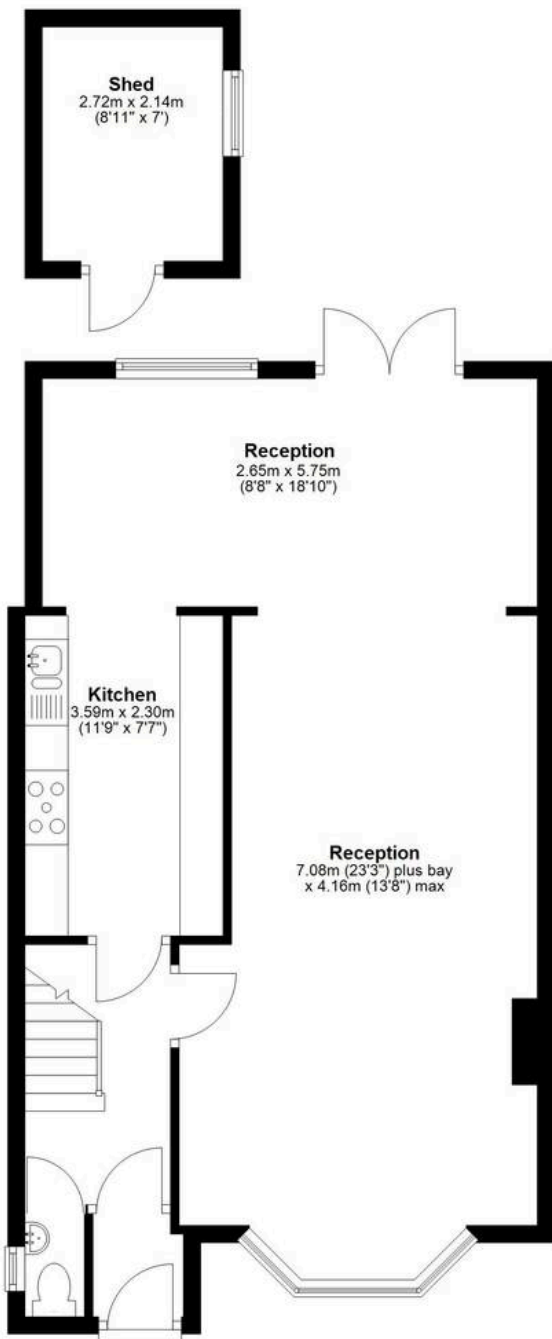
8' 11" x 7' 0" (2.72m x 2.13m)





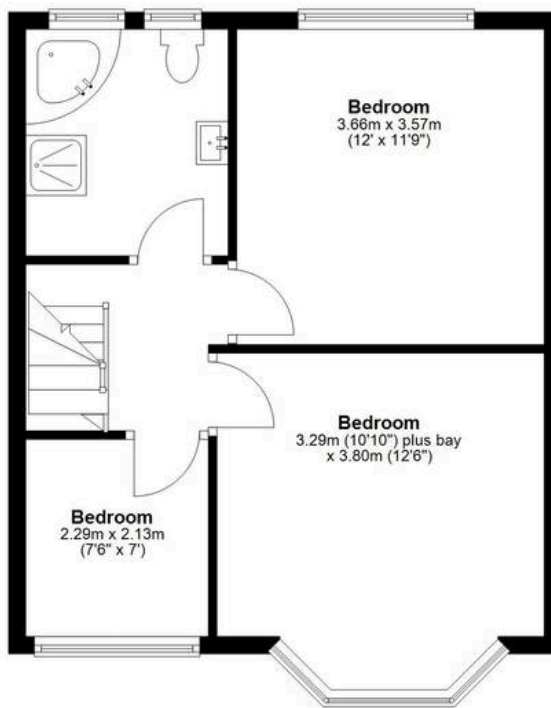
Ground Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



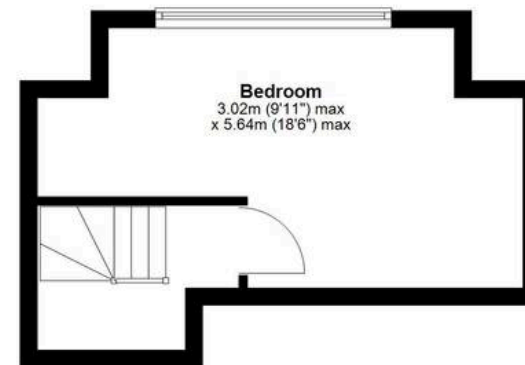
First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Second Floor

Approx. 16.8 sq. metres (180.8 sq. feet)



Total area: approx. 119.7 sq. metres (1288.3 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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