

PAYNE & Co



Redcliffe Gardens, Ilford

£1,000,000

LOCATION! LOCATION! LOCATION! Take a look at this superb, six bedroom, semi-detached house which has been extended to the rear, loft and basement, offering over 3478 sq. ft of prime North Ilford accommodation with Valentines Park, Ilford main line station and local schools only a comfortable walking distance away. The many benefits include a summer house, off street parking, side access and a converted basement. This really is a wonderful opportunity for the larger family and should be viewed at your earliest convenience. Don't miss out, call and book your viewing today!

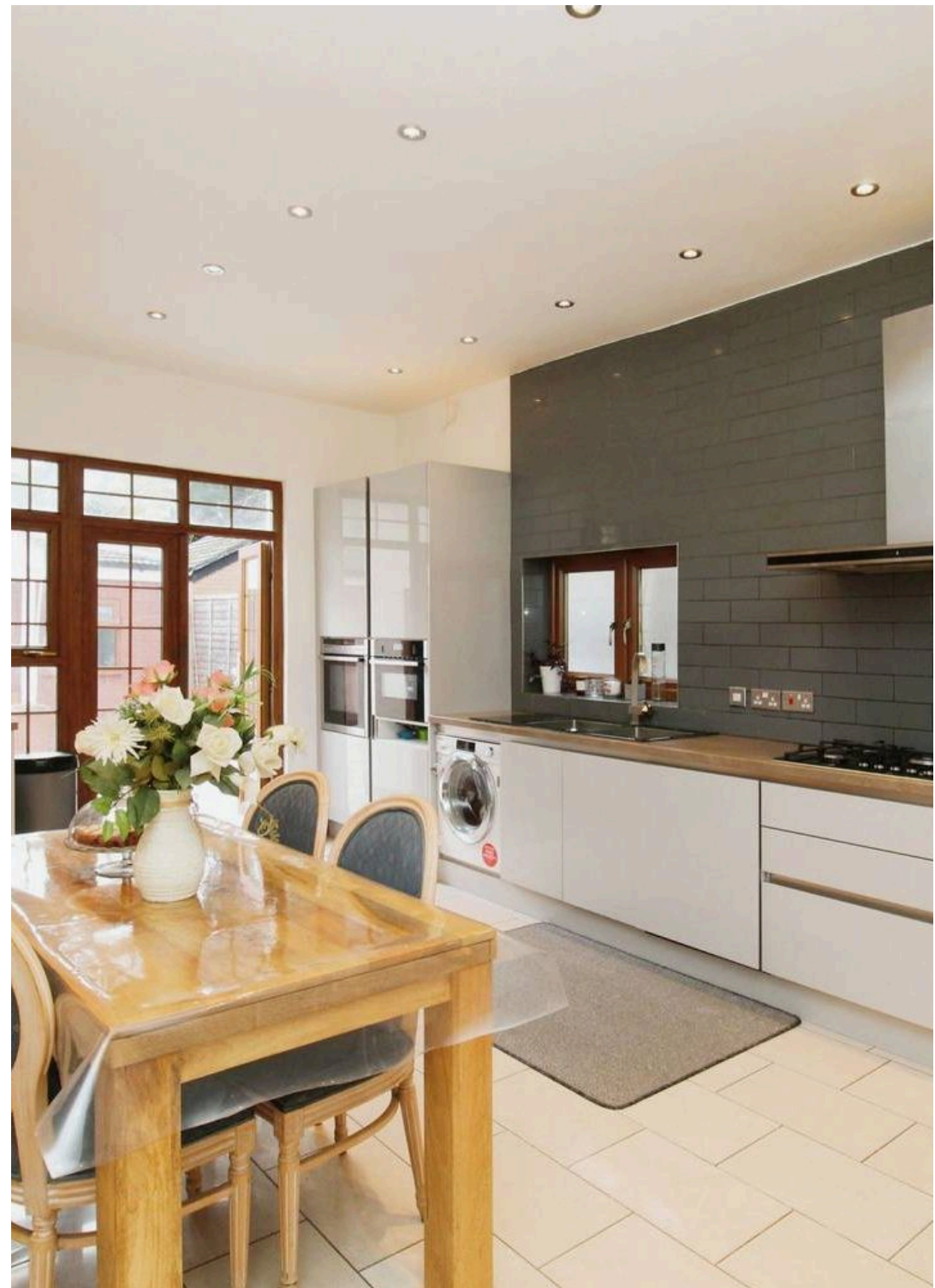
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi detached house
- Six bedrooms
- Six bathrooms
- Four receptions
- Basement
- Summerhouse
- Rear garden
- Off street parking



Ground Floor

Hallway

Ground Floor WC

Through Lounge

31' 8" x 13' 7" (9.65m x 4.14m)

Kitchen Diner

19' 6" x 12' 4" (5.94m x 3.76m)

Reception Two

16' 2" x 12' 7" (4.93m x 3.84m)

First Floor

Landing

Bedroom One

17' 11" x 13' 9" (5.46m x 4.19m)

En-Suite Bathroom/WC

8' 11" x 5' 1" (2.72m x 1.55m)

Bedroom Two

13' 9" x 13' 6" (4.19m x 4.11m)

Bedroom Three

9' 3" x 12' 3" (2.82m x 3.73m)

Bedroom Four

12' 2" x 11' 3" (3.71m x 3.43m)

First Floor Bathroom/WC

Second Floor

Bedroom Five

13' 3" x 11' 1" (4.04m x 3.38m)

Bedroom Six

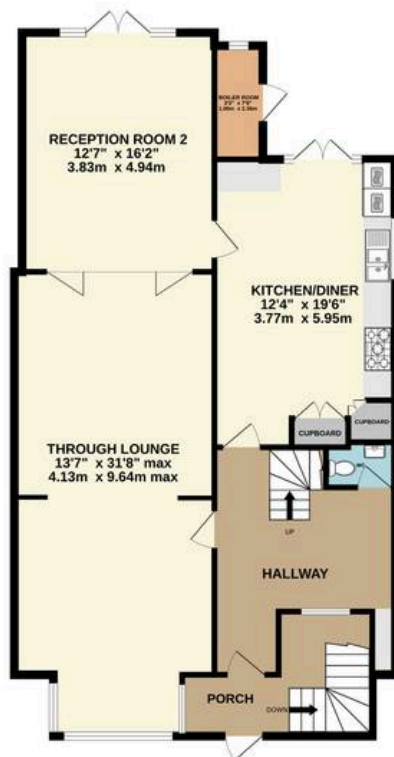
18' 10" x 13' 0" (5.74m x 3.96m)

Second Floor Shower/WC

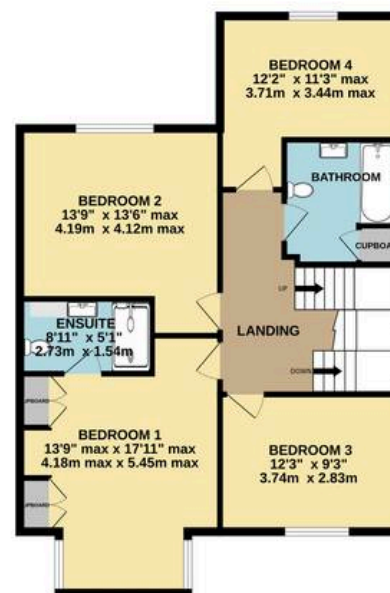




GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.



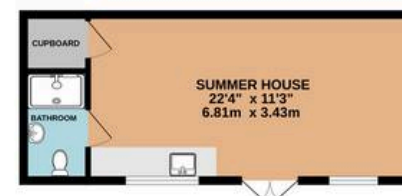
1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



3RD FLOOR
493 sq.ft. (45.8 sq.m.) approx.



SUMMER HOUSE
300 sq.ft. (27.9 sq.m.) approx.



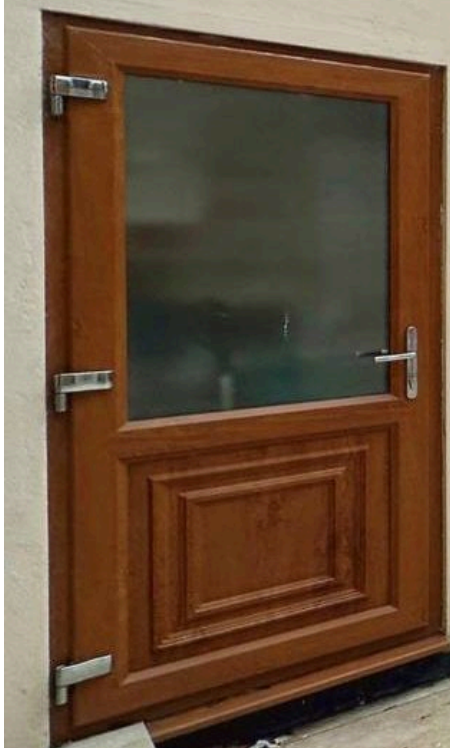
TOTAL FLOOR AREA : 3478 sq.ft. (323.1 sq.m.) approx.

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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