

FREEHOLD



House - Mid Terrace

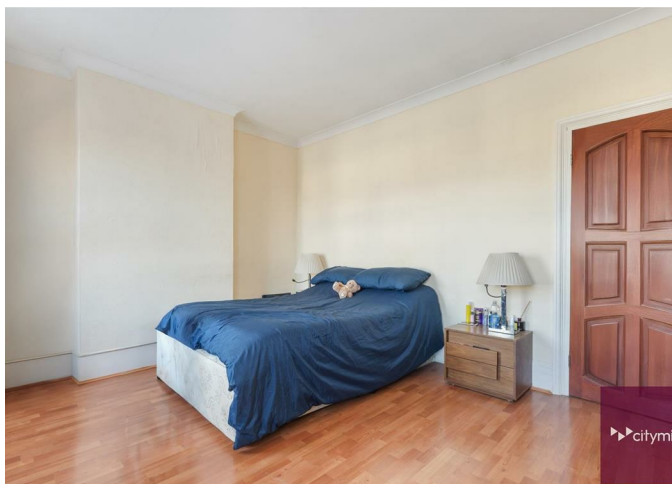
GREEN LANE ILFORD IG3

Offers invited

£550,000

FEATURES

- No Onward Chain
- Potential for loft extension
- Excellent Transport Links: 10-minute walk to Seven Kings Station and bus stop at your doorstep
- Off-Street Parking
- Potential for HMO Conversion
- Local Amenities at Doorstep



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4 Bedroom House - Mid Terrace located in Ilford

Ground Floor

Entrance porch

4'11" x 3'3"

Step through the double-glazed porch with double doors into a welcoming entrance, setting the tone for the rest of the home.

Lounge

12'3" x 11'9"

To your left, you'll find a bright and spacious lounge, featuring a large double-glazed bay window that fills the room with natural light. Elegant laminate flooring enhances this living space, making it perfect for relaxation and entertaining.

Dining Area

12'4" x 10'2"

Flowing seamlessly from the lounge, the dining area creates an open-plan living space. This area is ideal for family meals and gatherings, with convenient access to the family room and the rear garden, making it a hub for family life. Laminate flooring continues through this space, maintaining a cohesive look throughout the home.

Family Room

14'11" x 11'3"

Adjacent to the dining area, the versatile family room offers additional space that can serve as a cosy retreat or an additional dining area, depending on your needs. Laminate flooring extends throughout this room, providing a consistent, stylish finish.

Kitchen

14'11" x 11'3"

At the rear of the property, discover the newly refurbished kitchen. With practical cabinetry and ample storage, this space is designed for both functionality and style. It boasts tiled flooring, integrated appliances, a skylight to enhance natural light, and French doors providing direct access to the garden. A breakfast bar adds a casual dining option, perfect for busy mornings.

Bathroom 2 (Shower Room)

8'3" x 4'7"

The ground floor bathroom features a complete standing shower, a basin, and a toilet. The tiled walls ensure easy maintenance, keeping the space clean.

First Floor

Bedroom 1

16'2" x 11'0"

This is a generously sized master bedroom, designed for comfort and relaxation. It features large double-glazed windows that flood the room with natural light, creating a bright and airy atmosphere. The warm-toned laminate flooring adds a touch of elegance, while the neutral wall colours provide a versatile backdrop for any décor. The room offers ample space for a king-size bed and additional furniture, making it a true master suite.

Bedroom 2

11'8" x 9'3"

This comfortable double bedroom offers a serene space, ideal for guests or family. The warm-toned laminate flooring, consistent with the rest of the first floor, creates a cohesive feel. The neutral cream walls provide a versatile backdrop for personalisation. The room is spacious enough for a double bed and additional furniture, and the natural light enhances the welcoming atmosphere, making it a relaxing retreat.

Bathroom (Main)

8'3" x 4'7"

This functional 3-piece bathroom offers a practical and well-maintained space for your daily needs. The bathtub, with an overhead shower, provides options for both relaxing baths and quick showers, catering to all preferences. The tiled walls, featuring a combination of white and warm terracotta tones, offer easy maintenance and a clean, classic look. A window allows natural light to filter into the room, enhancing the bright and airy feel. The layout is efficient, maximizing the use of space, and the fixtures are well-maintained, ensuring a comfortable and convenient experience.

Bedroom 3

11'4" x 7'2"

This generously sized bedroom features laminate flooring and a large double-glazed window, allowing plenty of natural light to fill the room. It offers ample space, making it ideal for a variety of uses, whether as a bedroom, home office, or guest room.

Bedroom 4

8'3" x 7'2"

This versatile bedroom offers a flexible space that can be easily adapted to suit your needs. Currently configured with a bunk bed, it's ideal for children or guests, maximizing floor space. However, this room can be readily transformed into a comfortable single or double bedroom, a home office, or a cozy study. The neutral wall tones and laminate flooring provide a blank canvas, allowing you to personalise the space to your liking. The natural light filtering in through the window enhances the room's welcoming atmosphere. With a bit of creative arrangement, this room can be a delightful and practical space.

Garden

16'4" x 26'2"

The private rear garden provides a peaceful retreat, perfect for outdoor enjoyment. A paved patio, extending from the kitchen, is ideal for al fresco dining and entertaining. Beyond, a well-maintained lawn offers space for children to play or relaxing on sunny afternoons. Fully enclosed by fencing, it creates a safe, tranquil environment for the whole family.

Outbuilding

9'10" x 7'10"

At the rear of the garden, an outbuilding provides valuable storage or potential for conversion into a home office, workshop, or gym. While it may need some updating, it offers a great opportunity to create a functional space tailored to your needs, adding significant value to the property.



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Council Tax Band
E

Green Lane, Ilford, IG3 **Approximate Gross Internal Area = 1336 sq ft / 124.1 sq m**

Restricted Height = 4 sq ft / 0.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	74
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

