

PAYNE & Co



Ranelagh Gardens, Ilford

Ilford

£720,000

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Payne & Co are delighted to present this spacious four-bedroom Edwardian terraced home.

Offered with *no onward chain*, this charming property retains its period character while offering excellent potential for further extension, subject to planning permission.

The ground floor comprises two generous reception rooms, one featuring an attractive bay window to the front and the other providing direct access to the rear garden, which extends to approximately 48ft. A fitted kitchen with dedicated dining space, a utility room, and a ground-floor WC complete the downstairs accommodation. Upstairs, you will find four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, offering scope for landscaping or outdoor entertaining.

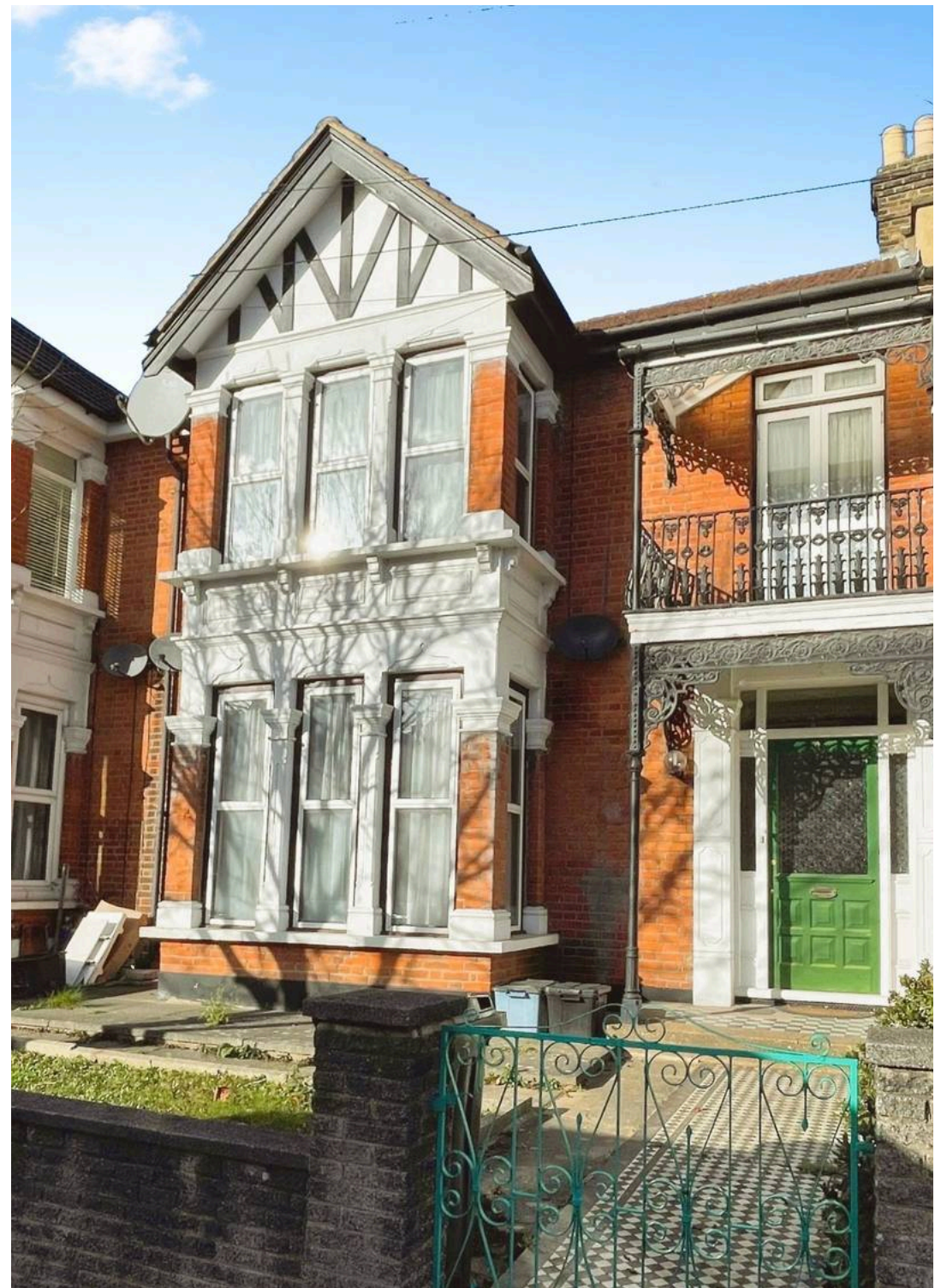
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four-bedroom Edwardian terraced house
- Two reception rooms, including bay-fronted lounge
- Rear garden extending to approximately 48ft
- Ground floor WC and first-floor family bathroom
- Kitchen with dining area plus utility room
- Potential to extend (STPP)
- No onward chain



Entrance Hallway

Reception Room

16' 9" x 17' 4" (5.11m x 5.28m)

Reception Room

13' 6" x 11' 10" (4.12m x 3.61m)

Kitchen

12' 0" x 11' 11" (3.66m x 3.63m)

Utility Room

12' 7" x 9' 4" (3.84m x 2.85m)

Wc

Basement

17' 2" x 11' 11" (5.23m x 3.63m)

First Floor Landing

Bedroom

16' 9" x 14' 3" (5.11m x 4.34m)

Bedroom

13' 7" x 10' 3" (4.14m x 3.12m)

Bedroom

12' 6" x 9' 8" (3.81m x 2.95m)

Bedroom

9' 1" x 9' 5" (2.77m x 2.87m)

Bathroom

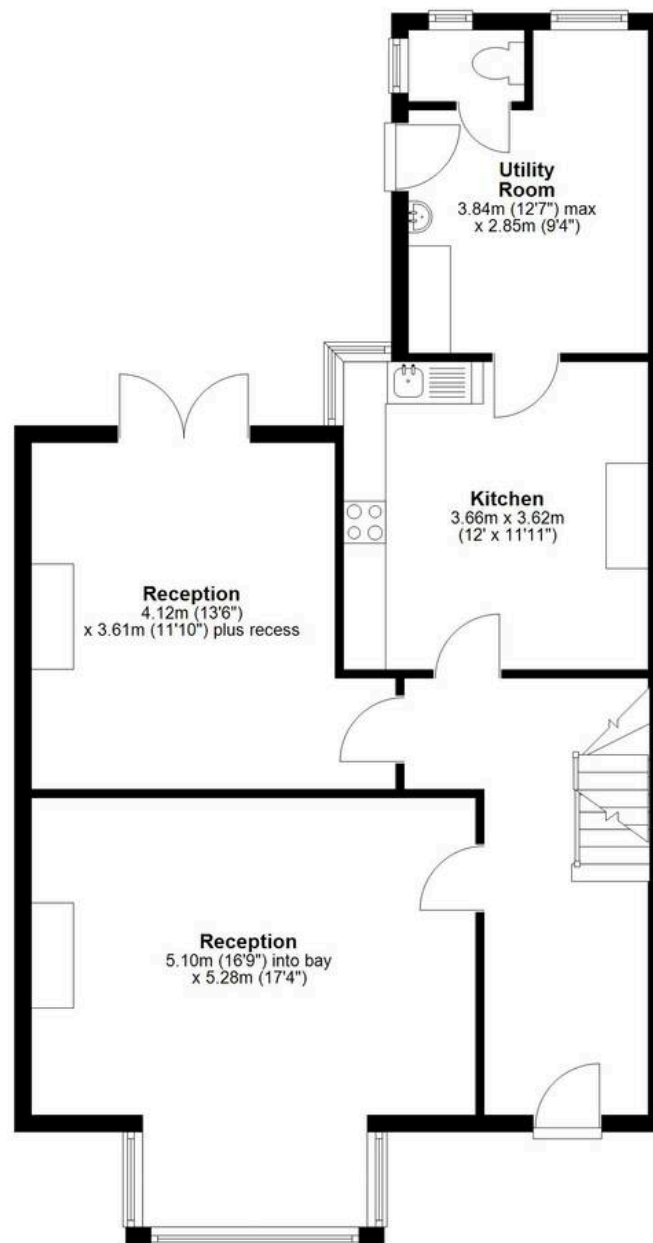






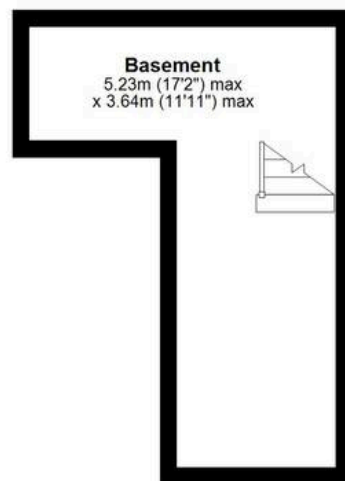
Ground Floor

Approx. 76.8 sq. metres (826.9 sq. feet)



Basement

Approx. 12.2 sq. metres (131.7 sq. feet)



Basement
5.23m (17'2") max
x 3.64m (11'11") max

Reception
5.10m (16'9") into bay
x 5.28m (17'4")

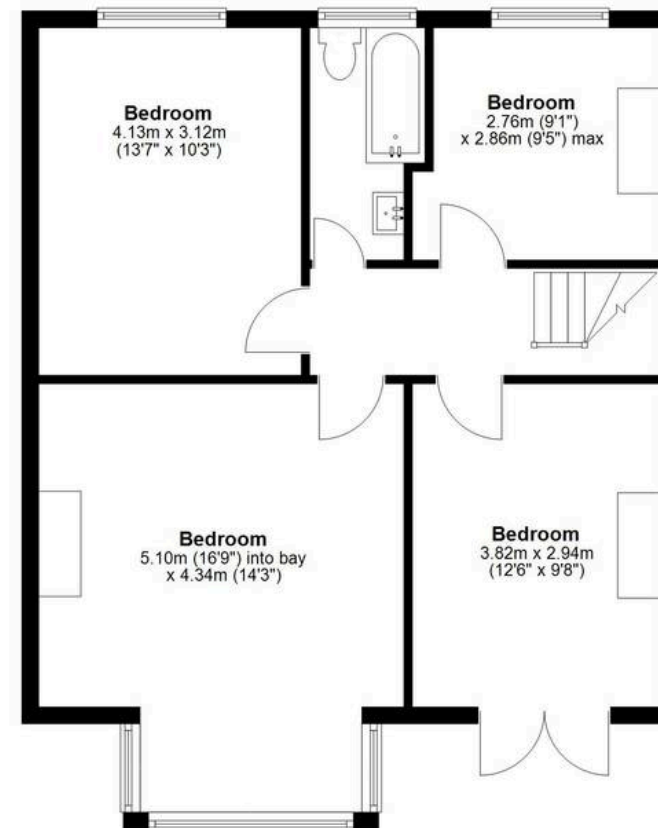
Kitchen
3.66m x 3.62m
(12' x 11'11")

Utility Room
3.84m (12'7") max
x 2.85m (9'4")

Reception
4.12m (13'6")
x 3.61m (11'10") plus recess

First Floor

Approx. 63.4 sq. metres (681.9 sq. feet)



Bedroom
4.13m x 3.12m
(13'7" x 10'3")

Bedroom
2.76m (9'1")
x 2.86m (9'5") max

Bedroom
5.10m (16'9") into bay
x 4.34m (14'3")

Bedroom
3.82m x 2.94m
(12'6" x 9'8")

Total area: approx. 152.4 sq. metres (1640.5 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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