



PAYNE & Co

29 Goodmayes Lane, Ilford

Ilford

Guide Price £600,000 – £625,000

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Guide Price: £600,000 – £625,000. Introducing this Beautifully decorated semi-detached house, now available for sale. The property stands out for its lovely condition and offers an impressive blend of space and style. The house is built to accommodate a modern lifestyle, featuring two wonderful reception rooms, perfect for entertaining guests or enjoying a peaceful evening. The property comprises of three well-sized bedrooms, ideal for a growing family or professionals seeking extra space. The home also includes a fully equipped kitchen that is both practical and efficient, and a comfortable bathroom that completes the living accommodations. The location of the property is particularly desirable. It is conveniently located near public transport links, ensuring easy access to commuting routes. Additionally, it is in close proximity to local schools, making it an excellent option for families. The nearby parks also provide an opportunity for outdoor recreation and leisure activities, adding to the appeal of the area. This semi-detached house is a unique opportunity to acquire a home that combines a comfortable living environment with the convenience of being close to several amenities. It's not just a property, it's a lifestyle choice.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-Detached House
- Shared Side Access
- Three bedrooms
- Open Plan Reception
- Electric Charging Point
- Ideally Located for Public Transport
- Under floor Heating
- Potential for Loft Extension (STPP)





## Ground Floor

### Porch

### Hallway

### Reception

16' 9" x 14' 2" (5.11m x 4.32m)

### Reception

22' 0" x 11' 7" (6.71m x 3.53m)

### Kitchen

13' 11" x 7' 8" (4.24m x 2.34m)

### W.C

### First Floor

### Landing

### Bedroom One

16' 5" x 11' 10" (5.00m x 3.61m)

### Bedroom Two

12' 4" x 2' 2" (3.76m x 0.66m)

### Bedroom Three

9' 5" x 7' 8" (2.87m x 2.34m)

### Bathroom

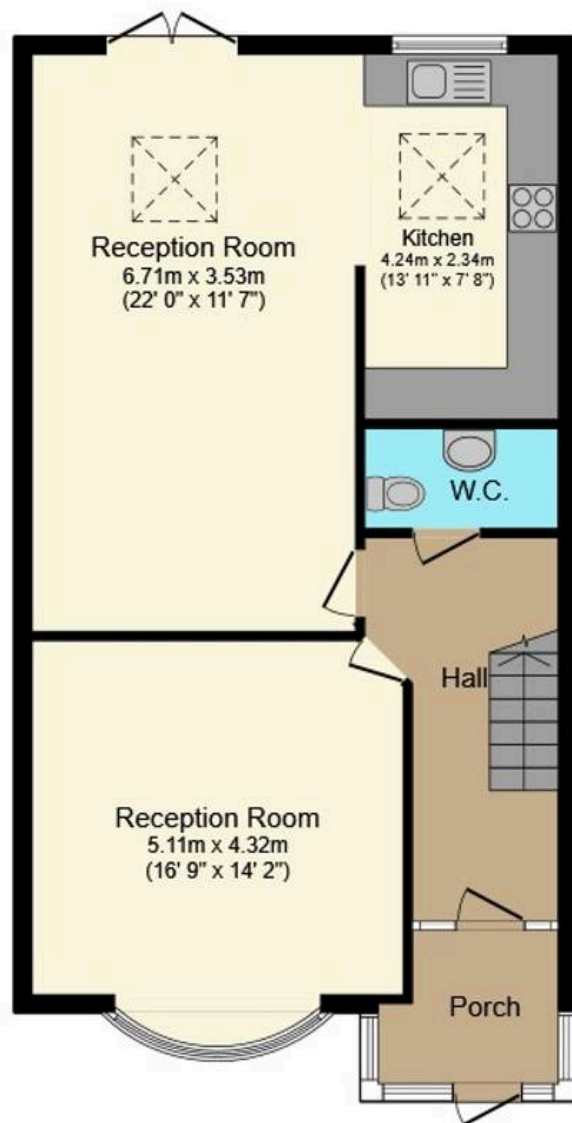




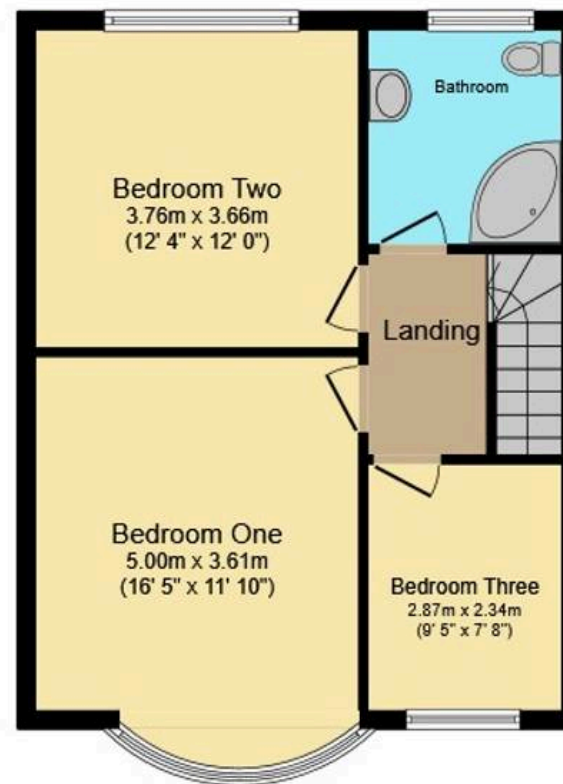








Ground Floor



First Floor





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## Payne & Co

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