Clinton Crescent, Ilford, IG6

BUTLER & STAG

£560,000-£575,000 Guide Price.

Occupying a prime position 0.2 miles away from Hainault Central line station is this stunning four-bedroom mid terraced family home.

Freehold

- Stunning Mid Terraced Family Home
- Four Bedrooms/Two Bathrooms
- Spacious Open Plan Kitchen/Diner
- Separate Ground Floor Study/Playroom
- West Facing Rear Garden
- Off-Street Parking For Two Vehicles
- Detached Double Garage With Private Access Road
- 0.2 Miles From Hainault Central Line Station

Holding a generous 1545 sq ft, this delightful home has been tastefully updated throughout by the current owner in her time of ownership, whilst also adding further living accommodation throughout. Upon entering, the ground floor offers a formal reception with double doors leading onto an expansive extended kitchen/diner with a range of integrated appliances. A separate playroom/study completes this level.

Upon the first floor, there are three good sized bedrooms, all holding fitted wardrobes and a family bathroom. A second flight of stairs lead you onto bedroom four, also holding a range of bespoke fitted wardrobes/eaves space with a separate shower room.

Externally, re-landscaped in recent years, the west facing garden extends in excess of 50 ft to a rear double garage that offers storage for two cars which can be accessed via a private service lane off of New North Road. The frontage also hold further off-street parking for two vehicles.

Clinton Crescent is located on a quiet turning with easy access to Hainault central line Station which offers a direct route into Liverpool Street within 31 minutes and only 41 minutes into Oxford Circus, as well as being situated just seconds walk form several bus routes to Barkingside, Ilford and Romford. There are also convenience stores a plenty within reach of a two minutes positioned on New North Road. The property is also well located for access to Hainault forest country park which offers picturesque scenery across into London alongside the catchment area for local schools too such as Fairlop Primary and The Forest Academy.

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Approx. Gross Internal Area 1261 Sq Ft - 117.15 Sq M
Approx. Gross Eaves Storage/ Garage Area 284 Sq Ft - 26.38 Sq M
Approx. Gross Eaves Total Area 1545 Sq Ft - 143.53 Sq M

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Ground Floor
Floor Area 599 Sq Ft - 55.65 Sq M

First Floor
Floor Area 444 Sq Ft - 41.25 Sq M

Second Floor
Floor Area 218 Sq Ft - 20.25 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 23/01/2023

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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