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Herent Drive, Ilford, IG5 0HA

Offers In Excess Of £325,000

Kings Group are delighted to present this two bedroom apartment Nestled on the desirable Herent Drive in Ilford, this charming house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two spacious double bedrooms, ensuring ample room for relaxation and rest. One of the standout features is the en suite bathroom, providing added convenience and privacy.

The house is presented in immaculate condition, reflecting a high standard of care and attention to detail. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. With two bathrooms in total, this property is ideal for families or those who appreciate the luxury of extra facilities.

Additionally, the property comes with the advantage of a long lease, providing peace of mind for future ownership. Being chain-free further simplifies the buying process, making it an attractive option for prospective buyers.

This delightful home is not only a perfect fit for first-time buyers but also for those looking to downsize or invest in a property that requires no immediate work. With its prime location in Ilford, residents will benefit from excellent local amenities, transport links, and a vibrant community atmosphere. This house is a true gem, ready to welcome its new owners.

Locality

Hawthorn Court is located on Herent Drive in Ilford, London, within the IG5 0HA postcode, part of the Clayhall ward in the London Borough of Redbridge and the Ilford North parliamentary constituency. Residents benefit from excellent transport links, with Gants Hill Tube station just 0.8 miles away and Ilford railway station about 2 miles from the address. The locality is well-served by educational facilities, including Beal High School (330 yards away) and Parkhill Infants' and Junior Schools (630 yards away). Healthcare services such as Clayhall Clinic and Clayhall Avenue Dental Health are within close proximity, located 640 and 650 yards away, respectively. The area offers a range of amenities, including shopping centers, parks, and recreational facilities, and its proximity to central Ilford ensures access to various retail and dining options. Overall, the location provides a blend of convenience and accessibility, making it a desirable place to live.

Tenure & Council Tax

Tenure: Leasehold
Lease length: 105 Years Remaining
Service Charge: £2760 P/A
Ground Rent:£200 P/A
Council Tax Band: C
Annual Council Tax Estimate: £1,858
Construction Type: Brick
Flood Risk: Rivers & Sea-No Risk , Surface Water-Very Low

Hallway
4'8" x 10'7" (1.44 x 3.23)
Single radiator, tiled flooring, smoke alarm and power points.

Bathroom
7'4" x 5'8" (2.24 x 1.75)
Tiled flooring and walls with tiled splash backs, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap, shaver point and low level flush w/c.

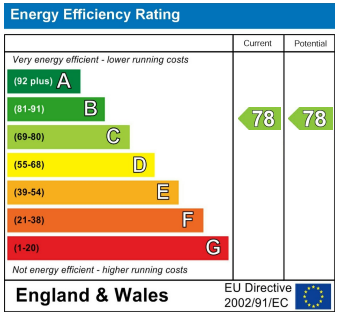
Reception
12'11" x 14'11" (3.96 x 4.57)
Double glazed window to side aspect, double radiator, TV aerial an phone point, power points and door l3eading to balcony.

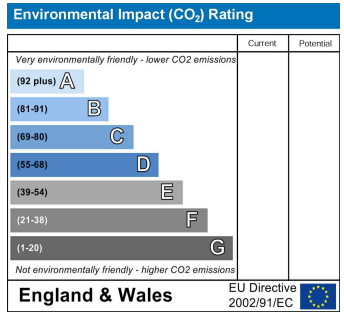
Kitchen
7'4" x 9'1" (2.24 x 2.77)
Double glazed window to side aspect, tiled flooring, range of base & wall units with roll top work surfaces, integrated cooker with gas oven and hob, extractor with hood, sink with double drainer unit, space for fridge freezer and power points.

Bedroom One
12'4" x 17'3" (3.78 x 5.26)
Double glazed window to side aspect, single radiator, laminate flooring, build in wardrobe and power points.

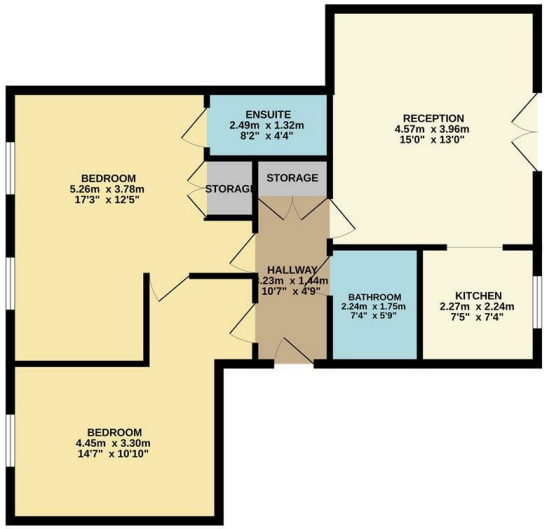
En Suite
4'3" x 8'2" (1.32 x 2.49)
Tiled flooring and part tiled walls, heated towel radiator, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, shaver point and low level flush w/c.

Bedroom Two
10'5" x 14'7" (3.20 x 4.45)
Double glazed window to side aspect, single radiator, laminate flooring and power points.





FIRST FLOOR
68.0 sq.m. (732 sq.ft.) approx.



TOTAL FLOOR AREA : 68.0 sq.m. (732 sq.ft.) 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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