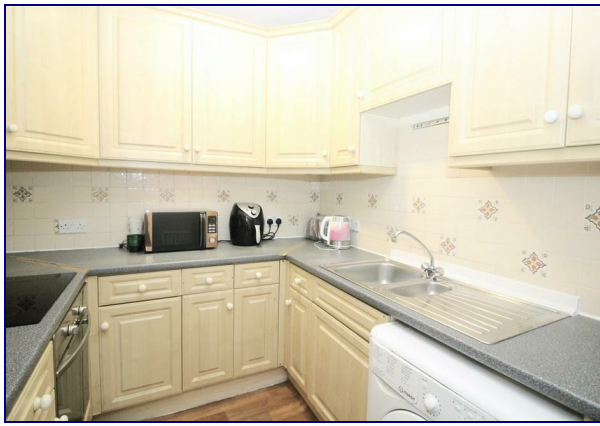

kings GROUP

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248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Wellwood Road, Ilford, IG3 8TT

Offers In Excess Of £220,000

Exceptional, Harmonious & Stunning, this delightful one bedroom ground floor residence offers a range of appealing features, including a driveway, separate kitchen and living area and a glorious private rear garden. Benefiting from being chain free, the property offers a hassle-free buying process, making it an appealing option for those seeking a swift and uncomplicated move. With a generous lease that will be extended on completion, this property presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a hassle-free investment. Wellwood Road is a sought-after location, known for its convenience and accessibility. Residents can take advantage of the excellent transport links, including nearby bus routes and easy access to the A12 and A406. The property is also within close proximity to a range of local amenities, including shops, restaurants, schools, and parks, ensuring all your needs are catered to within easy reach.

Property Showcases

Upon arrival, the property greets you with a well-maintained driveway, providing convenient off-street parking, ensuring you can always find a space for your vehicle. Step inside and discover the thoughtfully designed layout, starting with the separate kitchen, providing ample space for culinary creativity. Equipped with modern fixtures and fittings, this kitchen is ideal for preparing meals while offering a pleasant environment to indulge in your culinary endeavours. The adjacent room is the well-proportioned lounge/diner that serves as the heart of the home. This versatile space provides ample room for relaxation and entertaining guests, allowing you to create your desired living arrangement. The property also features a modern three-piece bathroom suite, designed to cater to your comfort and convenience. Whether you prefer a quick refreshing shower or a long soak in the tub, this bathroom provides a tranquil sanctuary for your personal rejuvenation. One of the standout features of this property is its private rear garden. Step outside and immerse yourself in a tranquil oasis, perfect for enjoying morning coffees, hosting summer barbecues, or simply unwinding in the fresh air. The garden provides a secluded space to indulge in gardening hobbies or create an outdoor entertaining area, making it an invaluable asset to this home.

Location

Situated on the gorgeous tree-lined street of Wellwood Road gives a wealth of opportunities when it comes to exploring everything Ilford has to offer. A short ten minute walk and you will locate Seven Kings Park that spans a significant area, offering ample green space for visitors to enjoy and various recreational activities. It is a popular destination for both local residents and visitors from surrounding areas. The park's diverse features and amenities make it an appealing place for people of all ages. The property also provides easy access to Goodmayes Park which is another green oasis offering peaceful surroundings and well-maintained gardens. It's a great place to relax, take a stroll, or engage in outdoor activities. If you are looking to venture a little further out, Ilford high street is only an eleven minute bike ride from your own front door and serves as the main commercial hub of Ilford, As you walk down Ilford High Street, you'll encounter a vibrant and multicultural atmosphere. The street is known for its diverse community, and this is reflected in the diverse range of shops and businesses that call it home. You'll find a wide array of international cuisines, reflecting the cultural heritage of the area, as well as specialty stores offering goods from different parts of the world. Transportation links are also in huge supply, 5 bus stops are all under 0.14 miles from your front door and offer a vast array of travel locations. Goodmayes and Newbury Park Underground Stations are 0.24 miles and 0.94 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.46 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 99 years from 25/12/2000
Ground Rent: £150 pa
Service Charge: £0 pa
Council Tax Band: B
Annual Council Tax Estimate: £1,450 pa

Entrance Hall
17'7" x 2'5" (5.37 x 0.74)
Under stairs storage cupboard, single glazed window to front aspect, single radiator, laminate flooring.

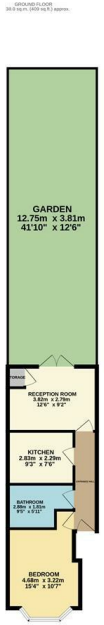
Reception Room
10'2" x 11'0" (3.10 x 3.37)
Double glazed window to rear aspect, single radiator, laminate flooring, power points, storage cupboard, phone point, TV aerial point & double glazed patio doors leading to garden

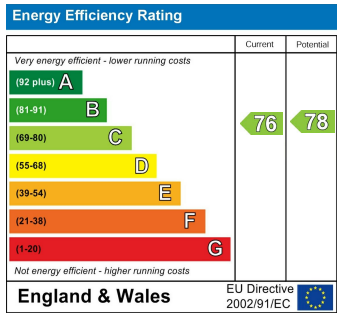
Kitchen
7'5" x 7'6" (2.27 x 2.30)
Lino flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, freestanding cooker with gas & electric supply, chimney style extractor with hood, sink with double drainer unit, space for fridge/freezer, plumbing for washing machine & power points.

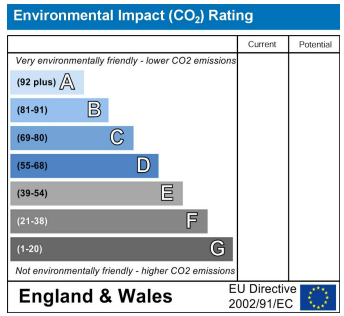
Bedroom
13'1" x 10'4" (3.99 x 3.17)
Double glazed bay window to front aspect, single glazed radiator, carpeted flooring, power points, TV aerial and phone point.

Bathroom
7'6" x 5'2" (2.30 x 1.58)
Part tiled walls, single radiator, Lino flooring, extractor fan, panel enclosed bath with mixer tap & shower attachments, hand wash basin with mixer tap and pedestal, low level flush w/c.

Garden
41'9" x 13'6" (12.73 x 4.13)
Mainly laid to lawn with plants and shrub borders, fence panels, concrete paving, water tap and security light







TOTAL FLOOR AREA : 38.0 sq.m. (409 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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