

PAYNE & Co

Aldborough Road South, Seven Kings

Guide Price £380,000 – £400,000

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Aldborough Road South

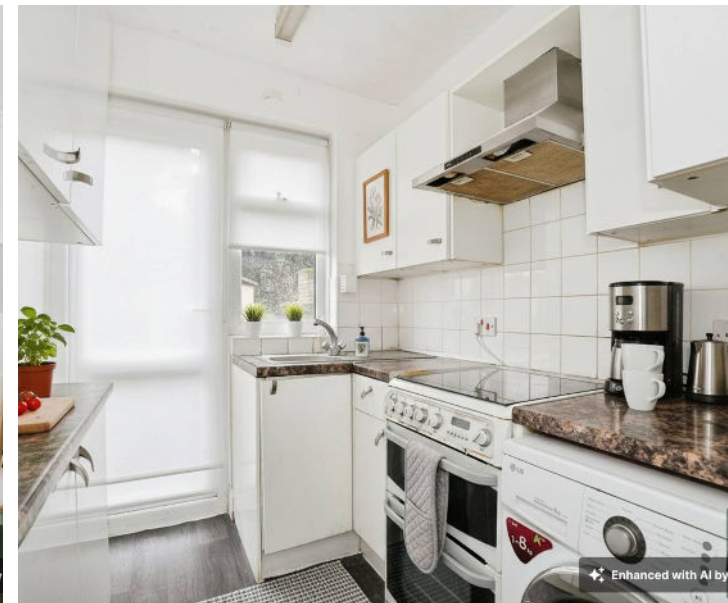
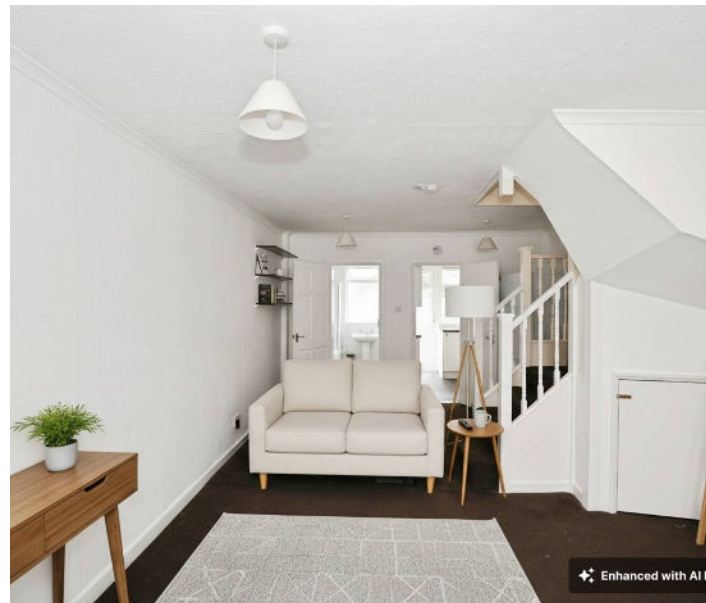
Seven Kings, Ilford

This two-bedroom terraced house is for sale in Ilford and is suitable for first time buyers and investors. The property offers an open-plan lounge/diner and a galley kitchen with direct access to the rear garden. The bathroom is located on the ground floor. Outside, there is off-street parking and a rear garden of approximately 90ft, providing a useful outdoor space. The house is positioned for access to public transport links. Seven Kings station (Elizabeth Line) is within reach, offering services towards central London, including Liverpool Street and Paddington, with typical journey times to Liverpool Street of around 20–25 minutes. Local bus routes run along nearby main roads, connecting to Ilford town centre and surrounding areas.

There are schools in the wider Ilford area, along with local amenities such as supermarkets, independent shops and cafés on nearby high streets. Residents can also access nearby parks and green spaces for walking and recreation. This terraced house combines internal living space with a long garden and parking, in a location convenient for transport and local facilities.

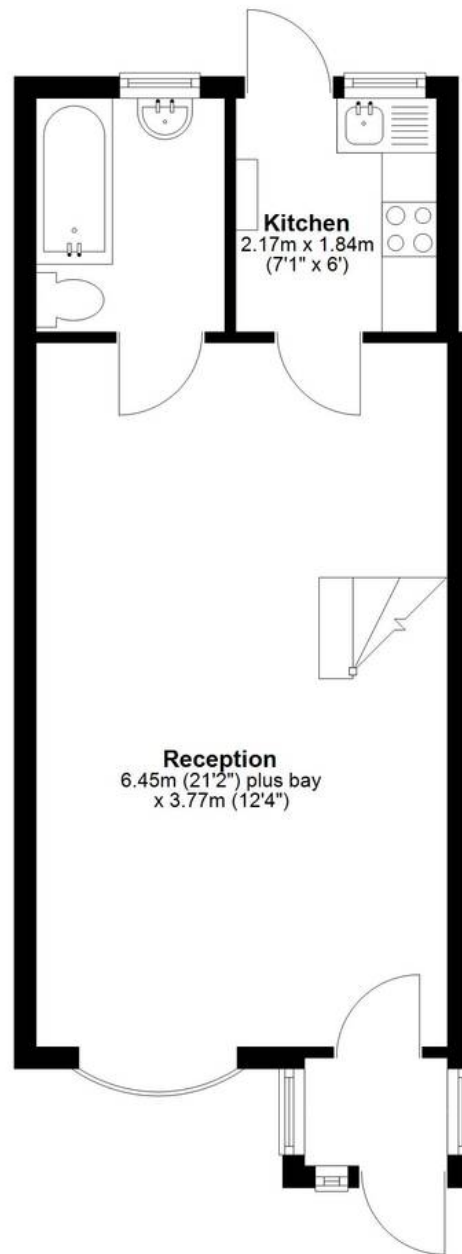
Council Tax band: B | Tenure: Freehold | EPC Energy Efficiency Rating: D

- Open-plan lounge and dining area
- Galley kitchen with garden access
- Approx. 90ft private rear garden
- Off-street parking to front
- Close to Seven Kings Elizabeth Line
- Ideal for first time buyers
- Attractive investment opportunity
- No onward chain



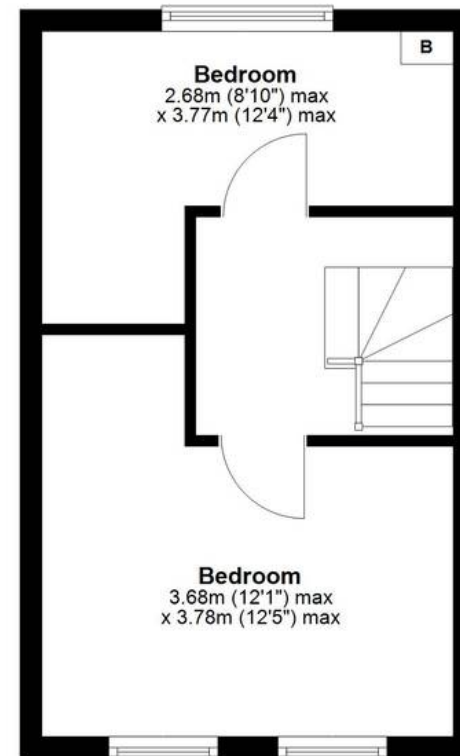
Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



First Floor

Approx. 24.4 sq. metres (262.4 sq. feet)



Total area: approx. 58.6 sq. metres (630.6 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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