

PAYNE & Co

Balfour Road, Ilford

Ilford

£560,000

PAYNE & Co



308 Balfour Road

Ilford, Ilford

Payne & Co are pleased to offer for sale this three/four-bedroom terraced house, situated in the sought-after Commonwealth Estate. The property features a spacious through lounge that offers a versatile space for relaxation and entertaining. The kitchen provides direct access to a conservatory, ideal for year-round enjoyment. Upstairs, you'll find four bedrooms, with a shower room conveniently located via bedroom four. On the ground floor, a WC adds further practical convenience.

This home benefits from off-street parking and a generous rear garden of approximately 60ft, creating an excellent outdoor space for leisure or gardening activities. The location is ideal, offering access to public transport links, reputable nearby schools, and the green open spaces of Valentines Park, all within proximity.

With its practical layout and family-friendly features, this property is well suited for both first-time buyers and families seeking a comfortable and accessible home in a popular area. Early viewing is recommended to fully appreciate all that this property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

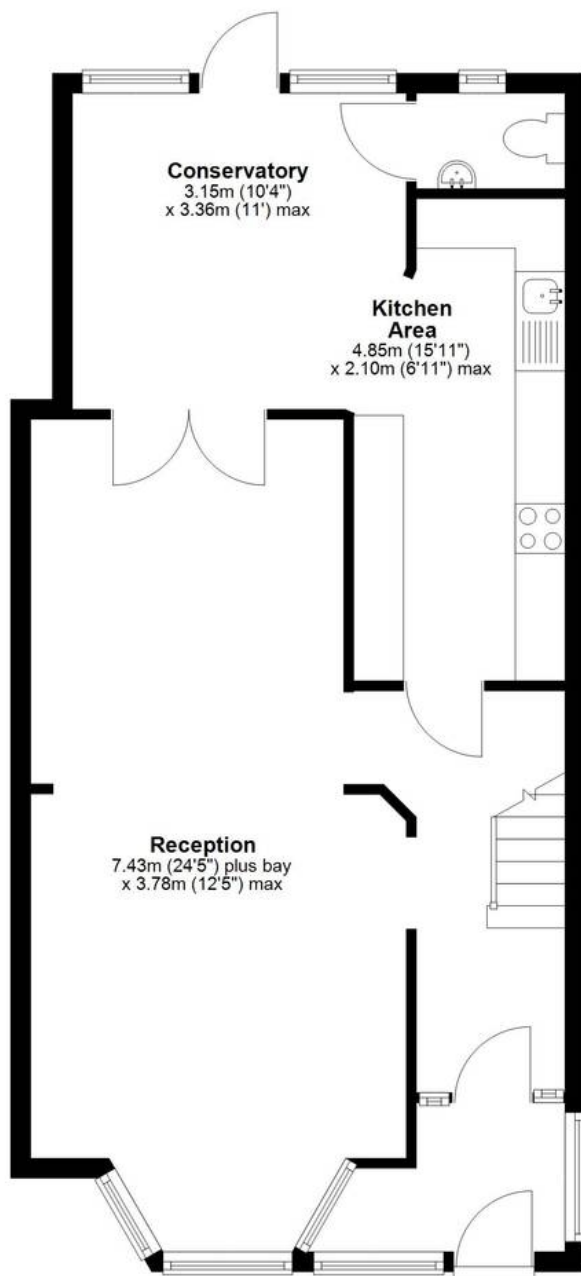
EPC Environmental Impact Rating:

- Three/Four bedrooms
- Through lounge
- Generous 60ft rear garden
- Off-street parking



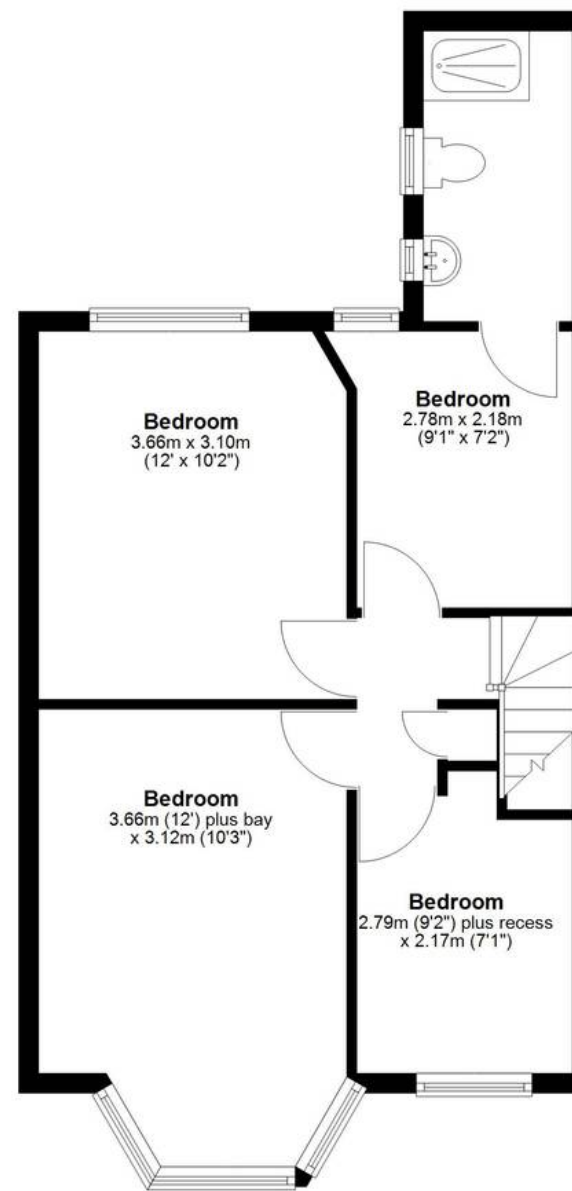
Ground Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 106.6 sq. metres (1147.8 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 misstatement. 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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A private rental licensing scheme applies to some properties in this area, please contact us before proceeding. Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details. Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.