



PAYNE & Co

Beehive Lane, Gants Hill

Ilford

Guide Price £525,000

Guide price £525,000 – £550,000 Offered chain free and priced attractively for the area, this three-bedroom terraced house presents an exciting opportunity in a sought-after location, perfect for buyers looking to put their own stamp on a property. Inside, you'll find a spacious layout with three well-proportioned bedrooms, a first-floor bathroom, and a separate WC for added convenience. The reception rooms offer plenty of scope for reimagining the space to suit your lifestyle, whether you're after open-plan living or prefer distinct zones for relaxing and entertaining. Off-street parking is a valuable bonus, making daily life that bit easier. This home is ideal for families or investors, with excellent potential to extend (subject to planning approval) and modernise throughout to create a truly bespoke living environment. With good transport links, reputable schools, and local amenities all within easy reach, the location ticks every box for practicality and future growth. Don't miss out on the chance to transform this property into a modern family haven or a rewarding investment – opportunities like this in such a desirable area are rarely available.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Chain free
- Off-street parking
- First-floor bathroom with separate WC
- Sought after location
- Potential to extend (subject to planning approval)
- In need of modernisation



## Hallway

### Reception Room

12' 8" x 14' 7" (3.87m x 4.45m)

### Reception Room

16' 6" x 11' 6" (5.02m x 3.51m)

### Kitchen

13' 4" x 9' 8" (4.07m x 2.94m)

### Bedroom One

12' 8" x 13' 3" (3.86m x 4.04m)

### Bedroom Two

13' 3" x 12' 9" (4.03m x 3.88m)

### Bedroom Three

9' 3" x 8' 0" (2.82m x 2.43m)

### WC

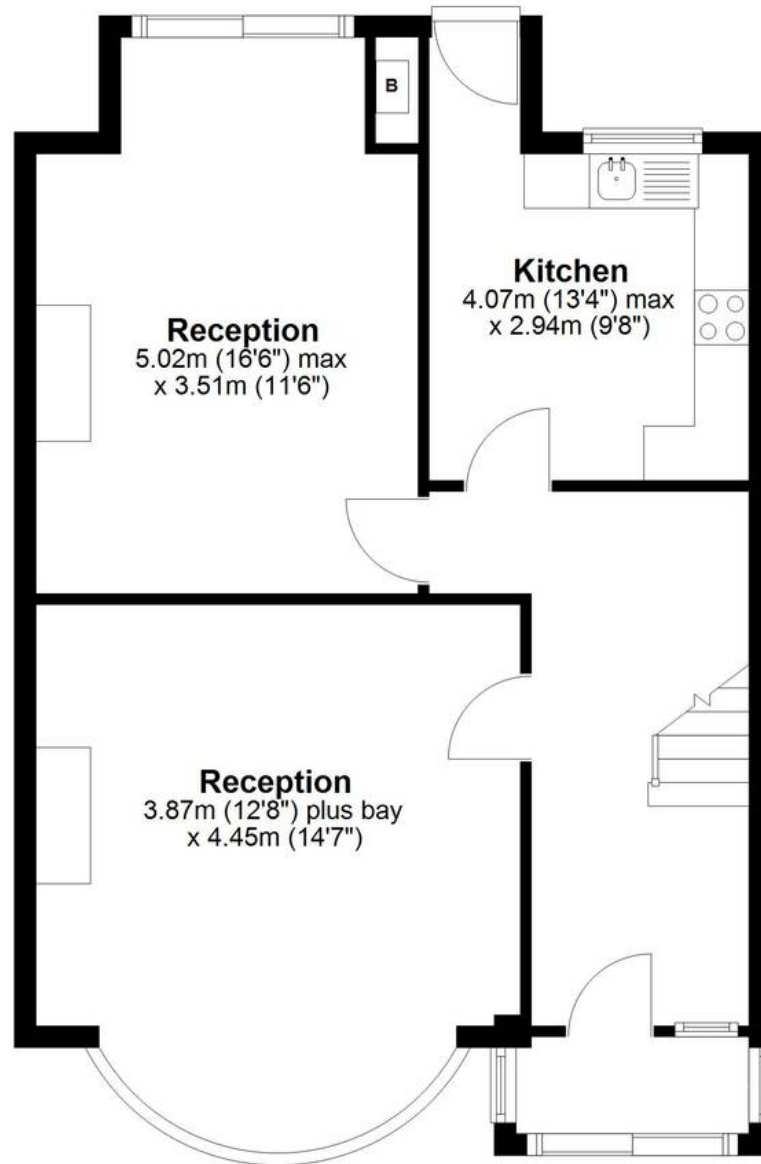
### Bathroom





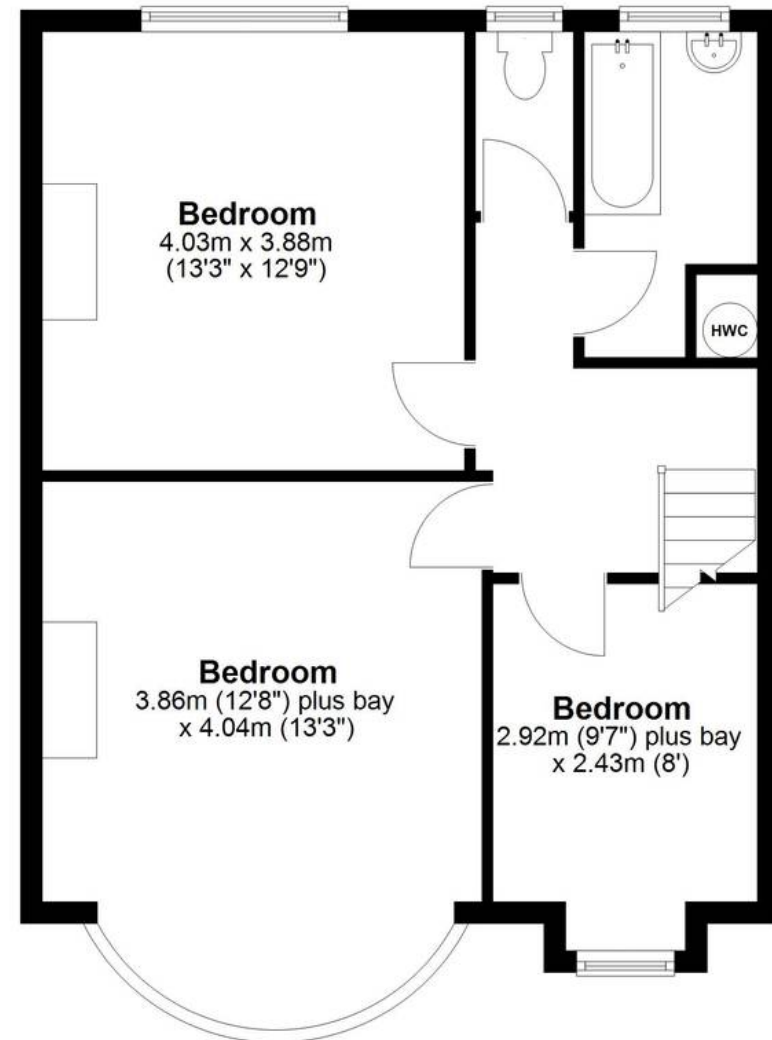
## Ground Floor

Approx. 59.3 sq. metres (638.1 sq. feet)



## First Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



Total area: approx. 113.1 sq. metres (1216.9 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 give.

Plan produced using PlanUp.



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## Payne & Co

Payne & Co, 151 Cranbrook Road – IG1 4TA

020 8518 3000 • [ilford@payneandco.co.uk](mailto:ilford@payneandco.co.uk) • [payneandco.co.uk](http://payneandco.co.uk)

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