

PAYNE & Co



Cobham Road, Ilford

Offers Over £450,000

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This three-bedroom terraced house is for sale in Ilford and offers a practical layout suited to first-time buyers, families and investors. The ground floor includes a through lounge reception room with access to the garden, providing a flexible living and dining space. The separate kitchen also opens directly to the rear garden, supporting easy indoor-outdoor use. Upstairs, the first floor accommodates three bedrooms and a bathroom. Externally, the property benefits from a front garden and an east-facing rear garden of approximately 30ft, offering outdoor space for relaxation or play.

The house is located in a residential area of Ilford with access to local amenities including shops, cafés and everyday services along nearby high streets in Goodmayes and Seven Kings. Nearby parks such as Goodmayes Park provide green space, a lake and play areas.

There are public transport links within reach: Goodmayes and Seven Kings stations (Elizabeth line) offer services into central London, with typical journey times of around 20–25 minutes to Liverpool Street and approximately 30–35 minutes to Tottenham Court Road. Local bus routes connect the area to Ilford town centre, Romford and surrounding districts.

Families have access to a selection of nearby schools, including primary and secondary options within the wider Ilford and Goodmayes area.

The property is offered for sale with no onward chain.

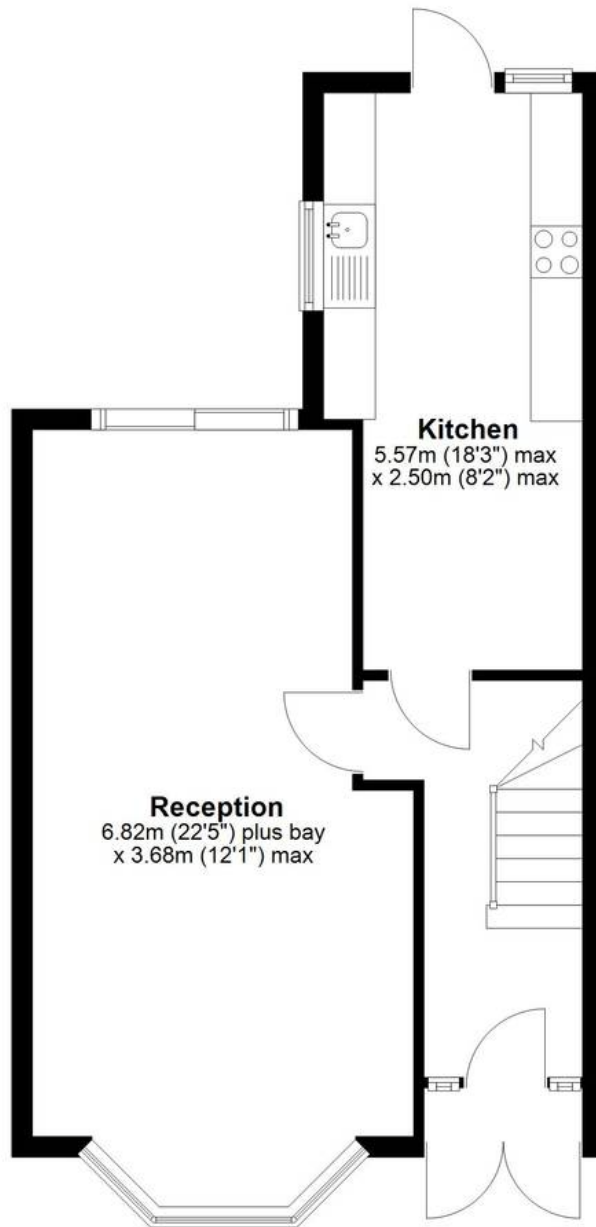
Council Tax band: D | Tenure: Freehold | EPC Energy Efficiency Rating: C

- Three-bedroom terraced family home
- Spacious through lounge to garden
- Separate kitchen with garden access
- Approx. 30ft east-facing rear garden
- Front garden providing added curb appeal
- Elizabeth line into central London
- No onward chain sale



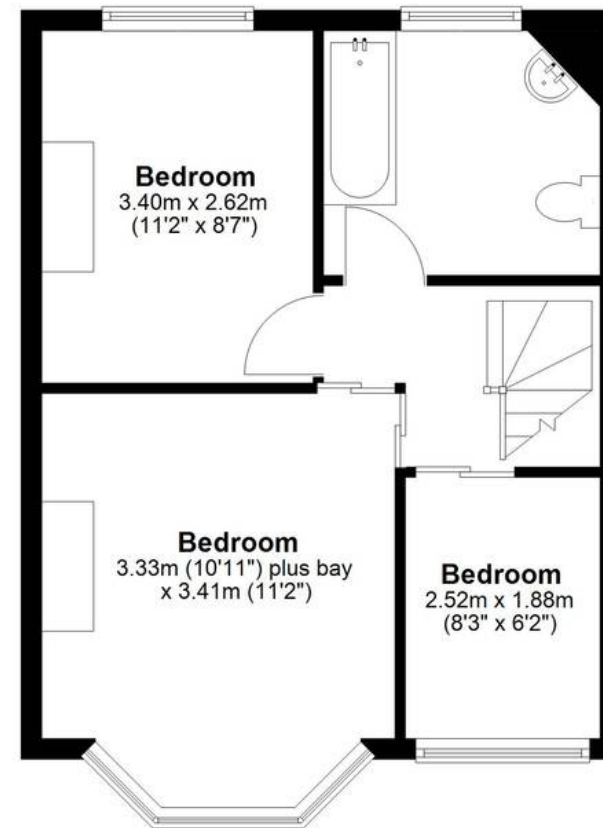
Ground Floor

Approx. 44.9 sq. metres (483.1 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 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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