

PAYNE & Co

2 Colombo Road, Ilford

Ilford

Guide Price £550,000 - £575,000



Guide Price: £550,000 - £575,000. Presenting this end-of-terrace house, offered for sale in good condition and situated in the sought-after Commonwealth Estate. Ideal for first-time buyers and families, this property features three well-proportioned bedrooms, a spacious through lounge, and a practical kitchen. The property's layout provides comfortable living, with a family bathroom serving the three bedrooms. Located close to nearby schools, local amenities, and parks, this home enjoys a convenient setting that appeals to a range of buyers. Daily necessities are within easy reach, and the surrounding green spaces offer opportunities for relaxation and recreation. Of particular note, the property offers potential to extend at the rear and in the loft, subject to the necessary planning permissions, providing an excellent opportunity for buyers seeking a home they can adapt and grow with over time. This house offers a practical layout and a well-presented interior, making it ready to move into while retaining possibilities for future improvements. The sought-after location within the Commonwealth Estate and proximity to amenities adds to its appeal. Viewings are recommended to appreciate the full potential of this property and the opportunities it presents to secure a comfortable home in a desirable location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Commonwealth Estate
- End of Terrace House
- Potential to Extend to Rear (STPP)
- Potential to Extend to Loft (STPP)
- Three Bedrooms
- Through Lounge
- Off-Street Parking
- Close to Valentines Park



Ground Floor

Hallway

Reception

27' 0" x 12' 0" (8.22m x 3.66m)

Kitchen

11' 6" x 6' 11" (3.50m x 2.10m)

First Floor

Hallway

Bedroom

14' 4" x 11' 5" (4.37m x 3.48m)

Bedroom

11' 6" x 11' 9" (3.51m x 3.59m)

Bedroom

8' 2" x 5' 9" (2.50m x 1.74m)

Bathroom

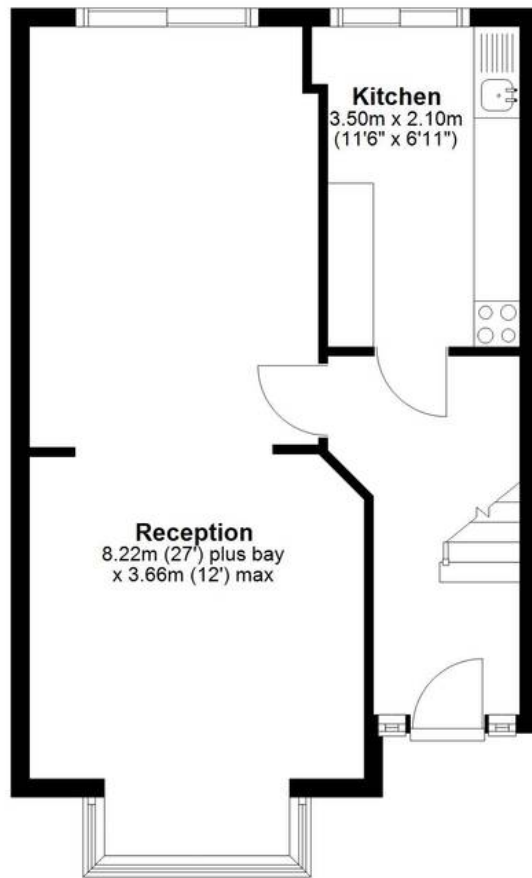
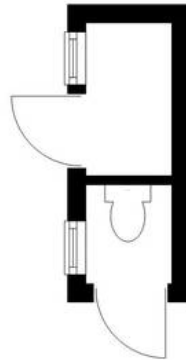






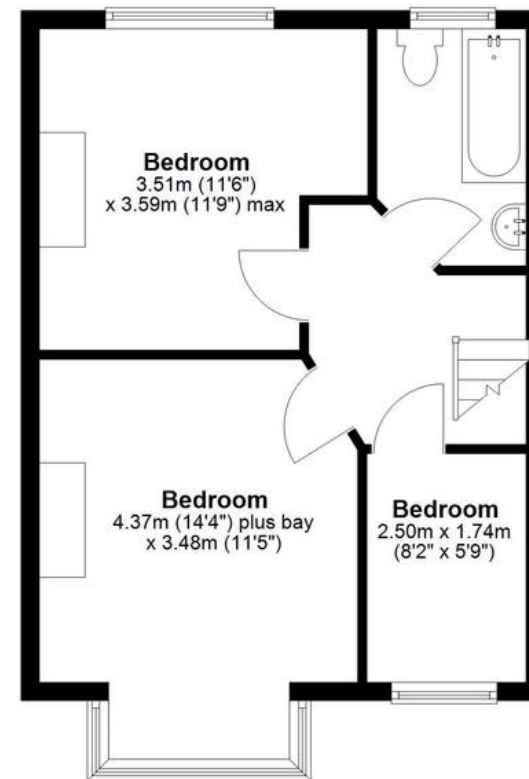
Ground Floor

Approx. 47.2 sq. metres (508.6 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.8 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 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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