

PAYNE & Co

Coventry Road, Ilford

Guide Price £525,000 – £550,000

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Payne & Co are pleased to offer this three-bedroom terraced house for sale in the popular Commonwealth Estate area of Ilford, presenting a well-proportioned layout suited to first-time buyers, families, and investors.

The ground floor comprises two reception rooms, including a separate front reception featuring a bay window. The second reception room is open-plan to the kitchen and provides direct access to the rear garden, creating a practical and functional space for everyday living. Externally, the property benefits from off-street parking for two vehicles and a private rear garden, with scope for extension subject to the usual planning permissions.

On the first floor there are two double bedrooms, a single bedroom, and a family bathroom. Stairs from the single bedroom lead to a loft room, offering additional usable space suitable for a variety of purposes.

The property is conveniently located within the Commonwealth Estate, close to a range of local schools and green spaces, including Valentines Park, which offers open parkland, a lake, and leisure facilities. Ilford town centre is also within reach, providing a variety of shops, cafés, and everyday amenities.

Transport links are well served, with Ilford station offering regular services to London Liverpool Street and other central London destinations, with journey times from approximately 20 minutes on fast services. The Elizabeth line also operates from Ilford, providing further connections across London, while local bus routes offer access to neighbouring areas and additional transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three-bedroom terraced house
- Located in the popular Commonwealth Estate, Ilford
- Separate front reception with bay window
- Open-plan second reception and kitchen
- First-floor family bathroom
- Potential to extend, subject to planning permission
- Loft room offering extra space
- Off-street parking for two cars
- Within reach of Ilford town centre and Valentines Park



Hallway

Reception Room

10' 8" x 9' 6" (3.25m x 2.90m)

Reception/Kitchen

18' 3" x 15' 3" (5.56m x 4.65m)

Bedroom One

14' 8" x 11' 1" (4.47m x 3.38m)

Bedroom Two

11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom Three

7' 4" x 6' 3" (2.24m x 1.91m)

Bathroom

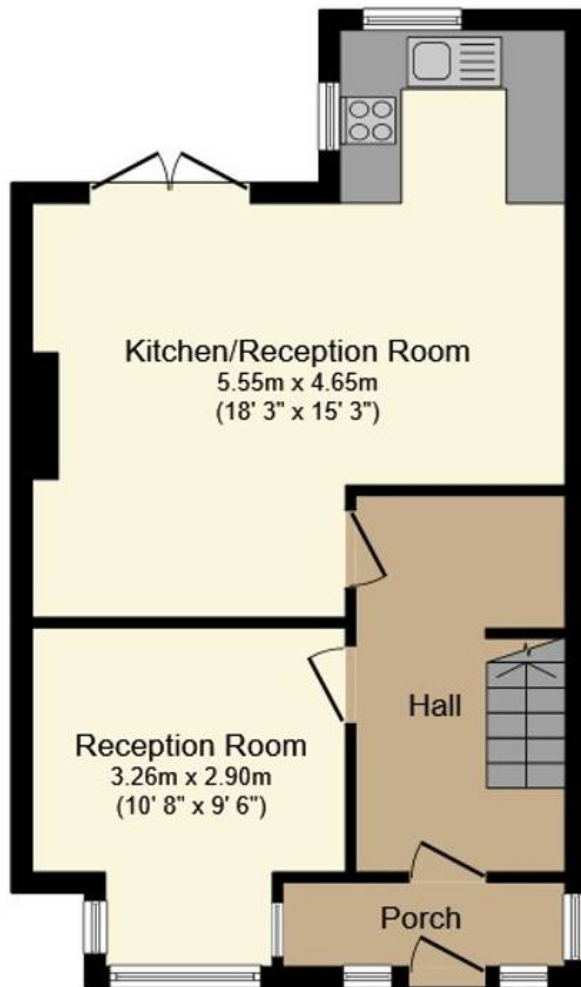
Loft Room

16' 7" x 11' 2" (5.06m x 3.40m)



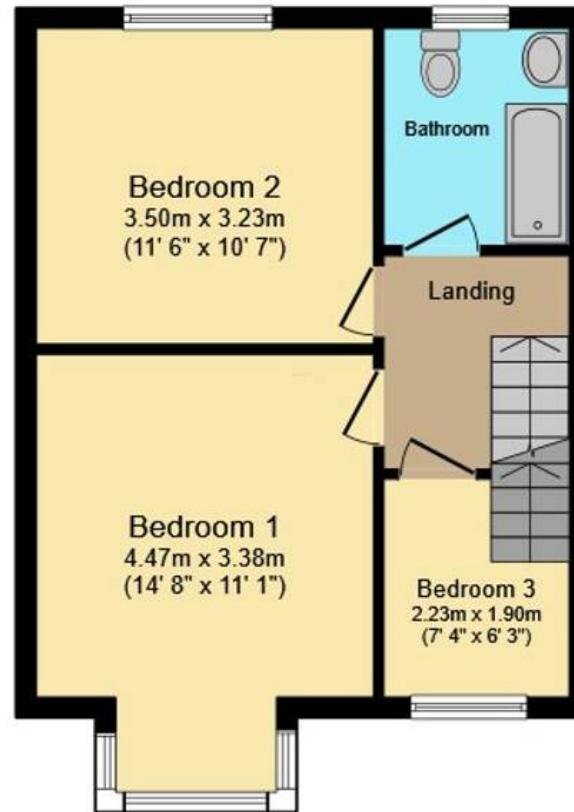






Ground Floor

Floor area 45.9 sq.m. (494 sq.ft.)



First Floor

Floor area 38.8 sq.m. (418 sq.ft.)



Second Floor

Floor area 18.6 sq.m. (200 sq.ft.)

Total floor area: 103.2 sq.m. (1,111 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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