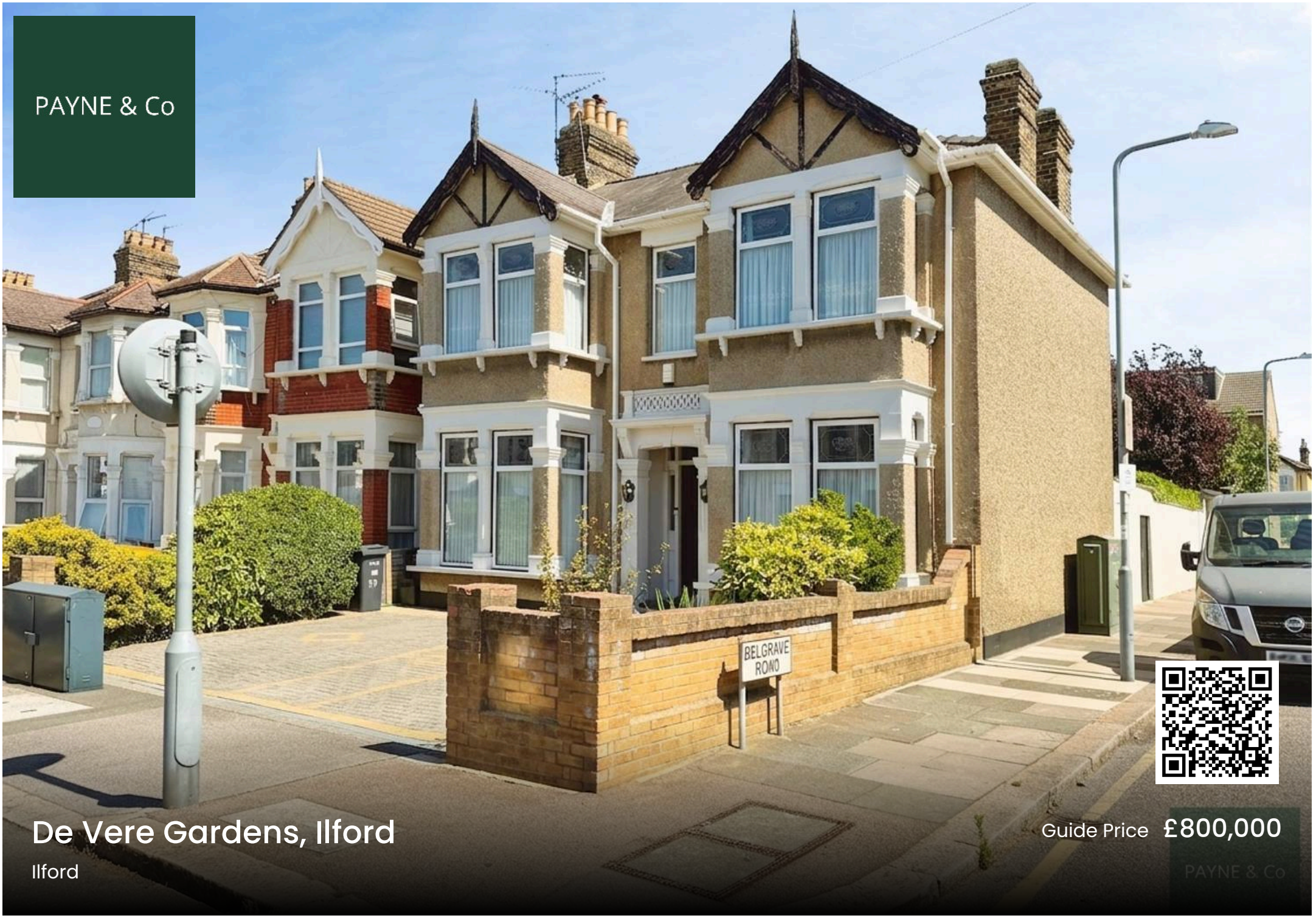


PAYNE & Co

De Vere Gardens, Ilford

Ilford

Guide Price **£800,000**

PAYNE & Co

Guide price: £800,000 - £840,000. This well-proportioned four-bedroom end of terrace house is offered for sale in the sought-after North Ilford area. The property is a corner-sited, double-fronted house, benefiting from off-street parking to the front and a garage to the rear, accessed via Belgrave Road.

The accommodation is arranged over two floors and offers versatile living space, including two reception rooms that can be used as separate living and dining areas or adapted to suit modern family life. The kitchen is complemented by a useful utility room, which provides access to a ground floor shower room. On the first floor are four well-sized bedrooms, served by a family bathroom. The property also benefits from a basement, providing valuable additional storage space.

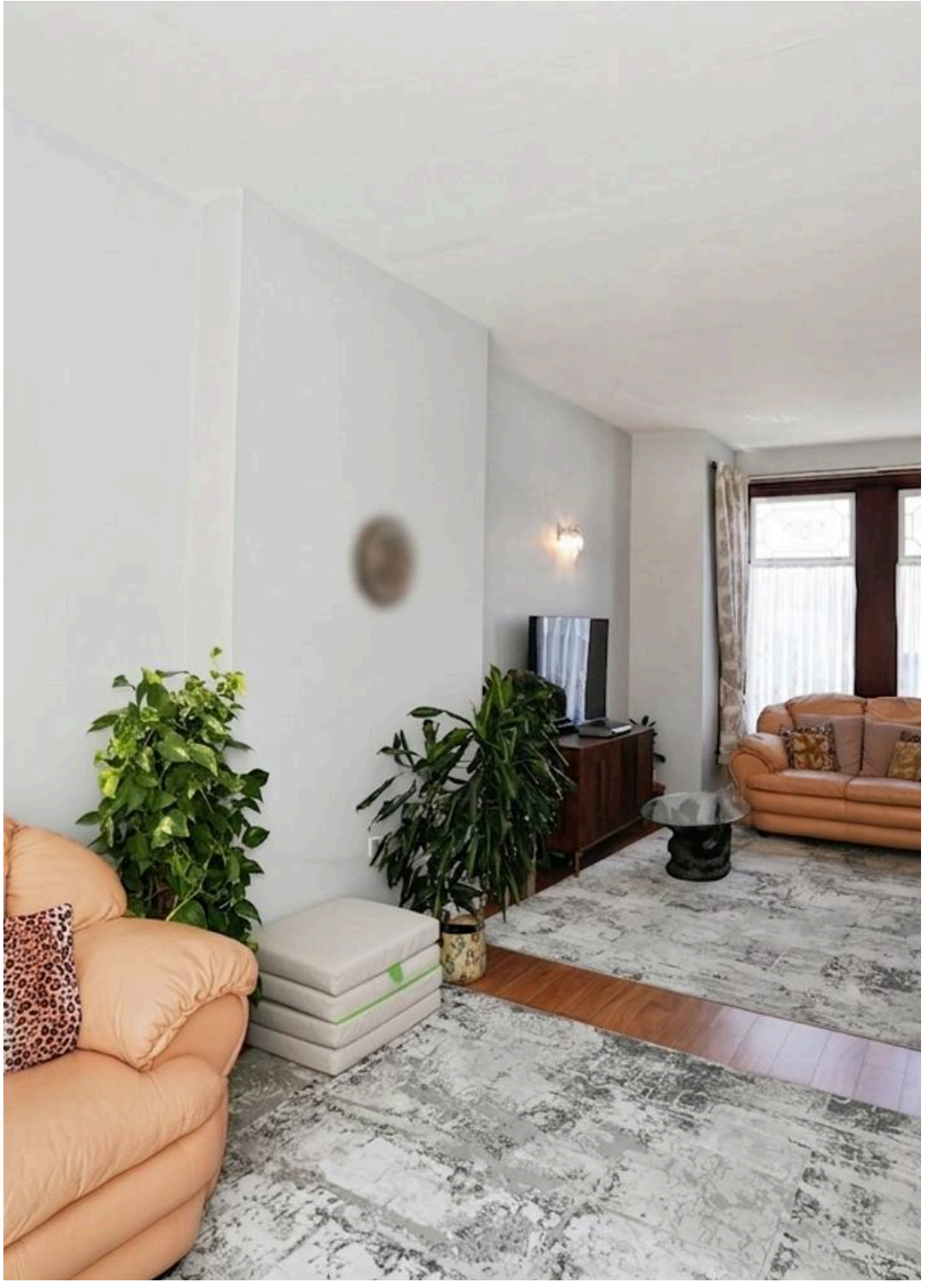
Externally, the property enjoys an approximately 40ft south-east facing rear garden, ideal for outdoor dining, entertaining, or family use. Thanks to its corner position, the property also offers excellent potential for extension or further development, subject to the necessary planning permissions.

Excellent transport links make this an ideal location for commuters. Ilford railway station provides Elizabeth line services into Central London, with journey times of approximately 20–25 minutes to Liverpool Street, alongside direct connections to Stratford, Farringdon, Tottenham Court Road and Paddington. A range of local bus routes serve the surrounding area, while the nearby A12 and A406 offer convenient road access across London and into Essex.

Council Tax: London Borough of Redbridge
Tax Band E – £2,804.49 per annum (2026/2027)

EPC Energy Efficiency Rating: D

- Four-bedroom end of terrace house
- Corner-sited double-fronted property
- Off-street parking plus rear garage
- Two separate reception rooms
- Basement for extra storage space
- Ground floor shower and upstairs bathroom



Hallway

Reception
17' 2" x 12' 0" (5.23m x 3.66m)

Kitchen
9' 10" x 11' 10" (3.00m x 3.61m)

Utility Room
7' 11" x 7' 3" (2.41m x 2.21m)

Shower Room

Reception
26' 4" x 11' 11" (8.03m x 3.63m)

Landing

Bedroom
15' 0" x 16' 2" (4.57m x 4.93m)

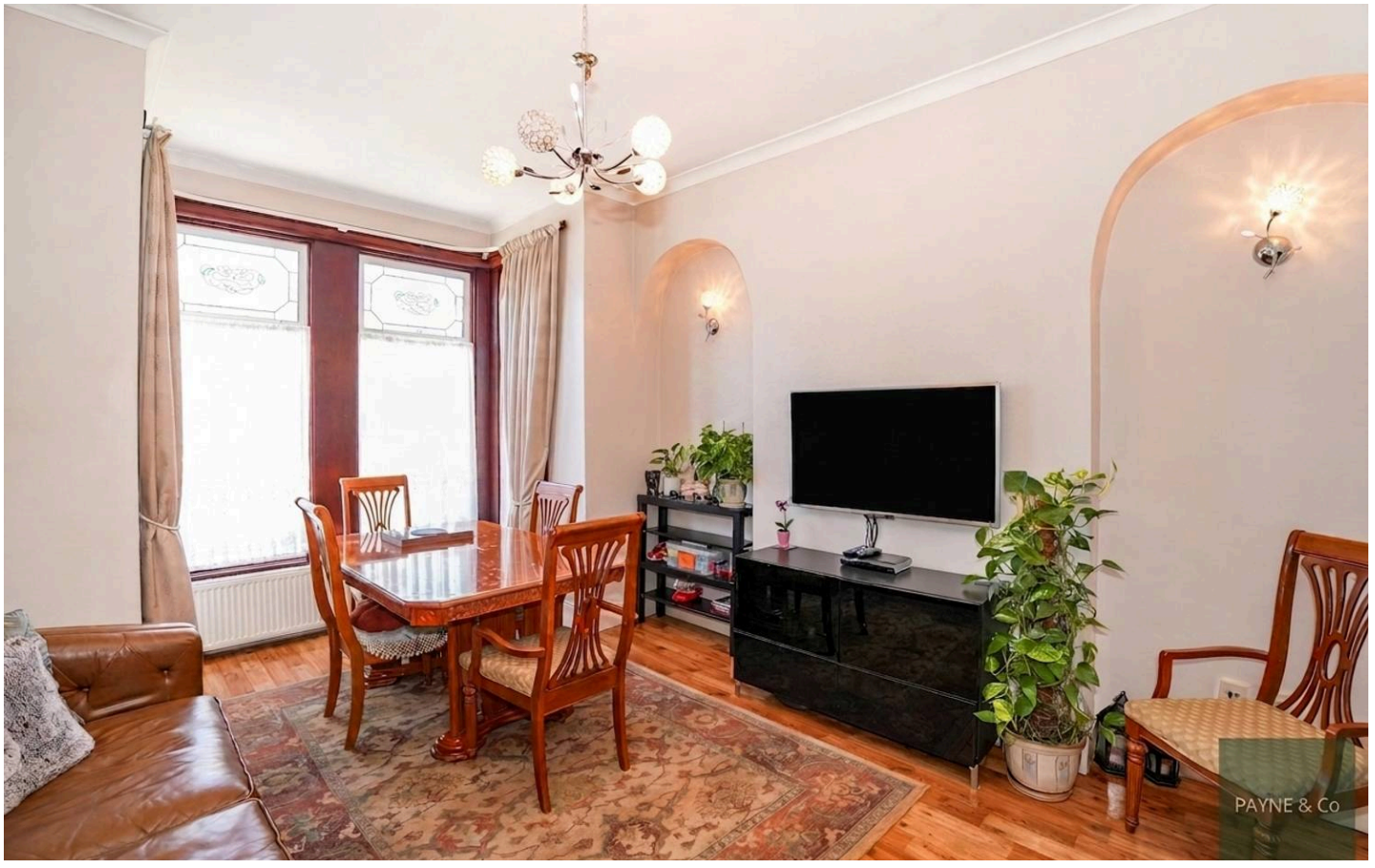
Bedroom
16' 7" x 12' 6" (5.05m x 3.81m)

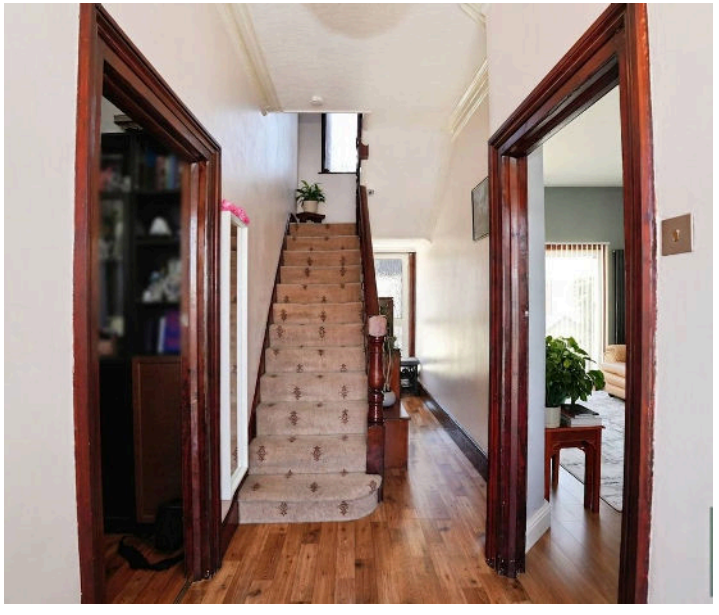
Bedroom
10' 11" x 10' 10" (3.33m x 3.30m)

Bedroom
10' 8" x 5' 4" (3.25m x 1.63m)

Bathroom

Basement
22' 10" x 6' 0" (6.96m x 1.83m)





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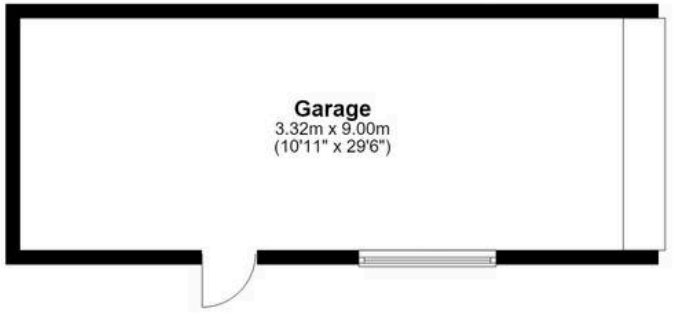
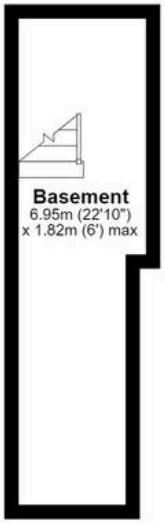
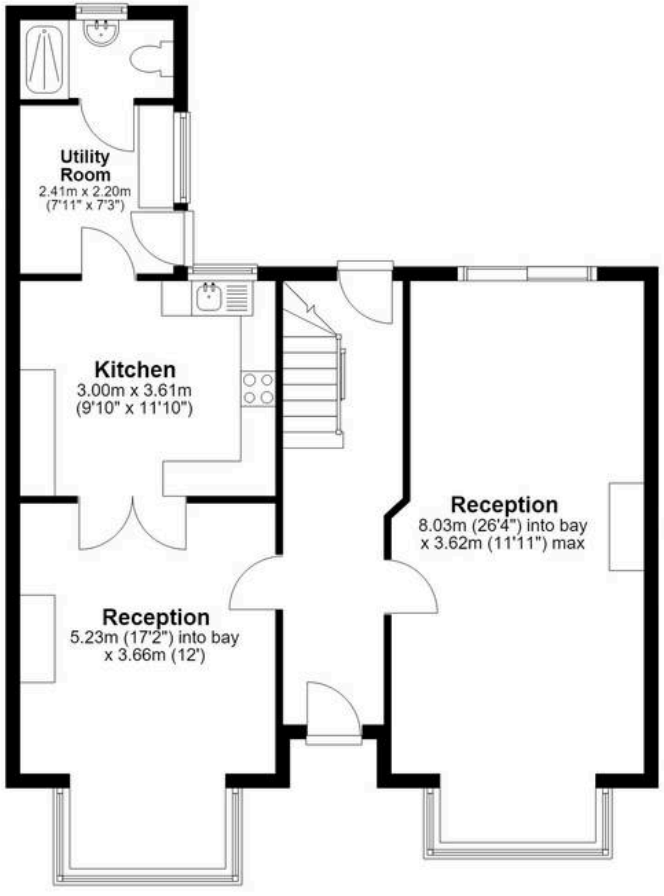
Ground Floor
Approx. 102.0 sq. metres (1098.0 sq. feet)

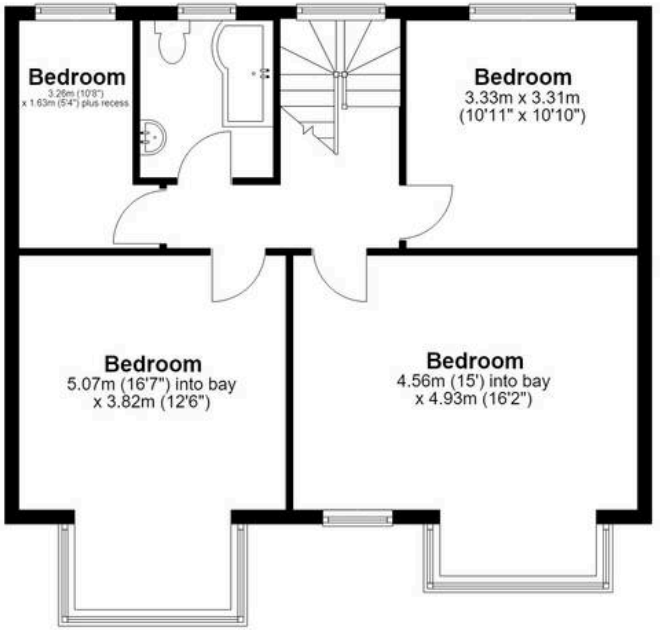


Basement
Approx. 11.6 sq. metres (125.0 sq. feet)





First Floor
Approx. 64.7 sq. metres (696.2 sq. feet)



Total area: approx. 178.3 sq. metres (1919.1 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.

Payne & Co

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