

PAYNE & Co



Elgin Road, Seven Kings

Offers Over £1,000,000

Payne & Co are pleased to offer for sale this substantial five-bedroom end-of-terrace home, occupying a prominent triple-fronted corner plot in Ilford. Offering generous family accommodation, off-street parking for multiple vehicles and excellent potential for further extension, including a loft conversion (subject to the necessary planning permissions), this well-presented property is offered with no onward chain and is ideally suited to growing families or investors alike.

The ground floor features two separate reception rooms, providing flexible living and entertaining space. The front reception room benefits from an extended layout and large windows that flood the room with natural light, while the second reception room leads directly into the spacious kitchen/dining room. The extended kitchen is fitted with a breakfast bar, ample dining space and a useful utility area, with direct access to the rear garden. An additional ground-floor shower room adds further convenience.

Externally, the property benefits from covered side access, a cellar providing useful storage space, and a rear garden measuring approximately 40ft, featuring a central lawn and mature shrub borders.

The first floor comprises five well-proportioned double bedrooms. Several bedrooms include built-in wardrobes, while the principal bedroom benefits from a walk-in wardrobe and an en-suite shower room. A spacious four-piece family bathroom incorporates both a bath and separate shower, complemented by a separate WC.

Conveniently located within easy reach of Goodmayes and Seven Kings stations, the property offers access to the Elizabeth line, providing fast connections into central London, with typical journey times to Liverpool Street station of approximately 20–25 minutes. A range of local shops, cafés, schools and parks are also available nearby.

This impressive corner-sited home offers spacious and versatile accommodation, generous outdoor space and excellent future potential in a well-established residential location.

Council Tax: London Borough of Redbridge

Tax Band F – £3,314.39 per annum (2026/2027)

Tenure: Freehold | EPC Energy Efficiency Rating: C



Reception

25' 7" x 11' 5" (7.80m x 3.48m)

Reception

26' 8" x 26' 1" (8.13m x 7.95m)

Kitchen / Diner

32' 1" x 9' 11" (9.78m x 3.02m)

Utility Room

6' 2" x 9' 11" (1.88m x 3.02m)

Shower Room**Plant Room**

23' 7" x 7' 1" (7.19m x 2.16m)

Basement

23' 1" x 5' 5" (7.04m x 1.65m)

Bedroom

15' 0" x 11' 4" (4.57m x 3.45m)

En - suite**Dressing Area**

11' 4" x 6' 0" (3.45m x 1.83m)

Bedroom

14' 11" x 16' 8" (4.55m x 5.08m)

Bedroom

9' 3" x 13' 11" (2.82m x 4.24m)

Bedroom

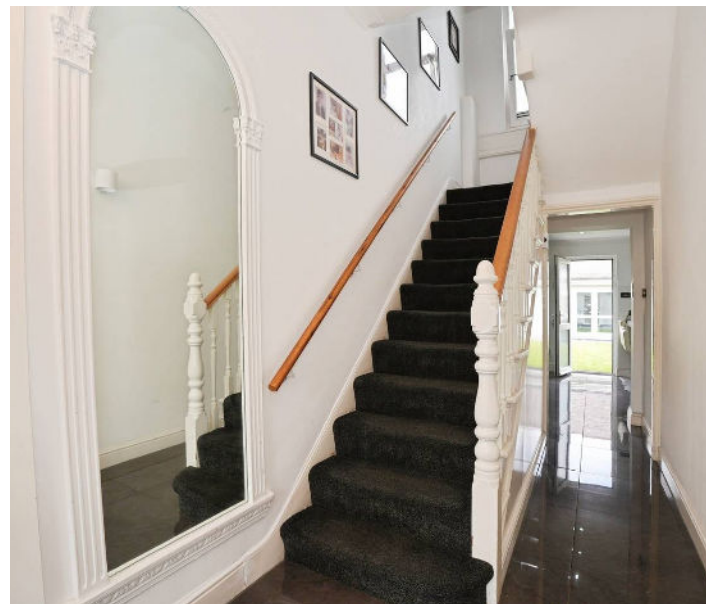
11' 10" x 10' 11" (3.61m x 3.33m)

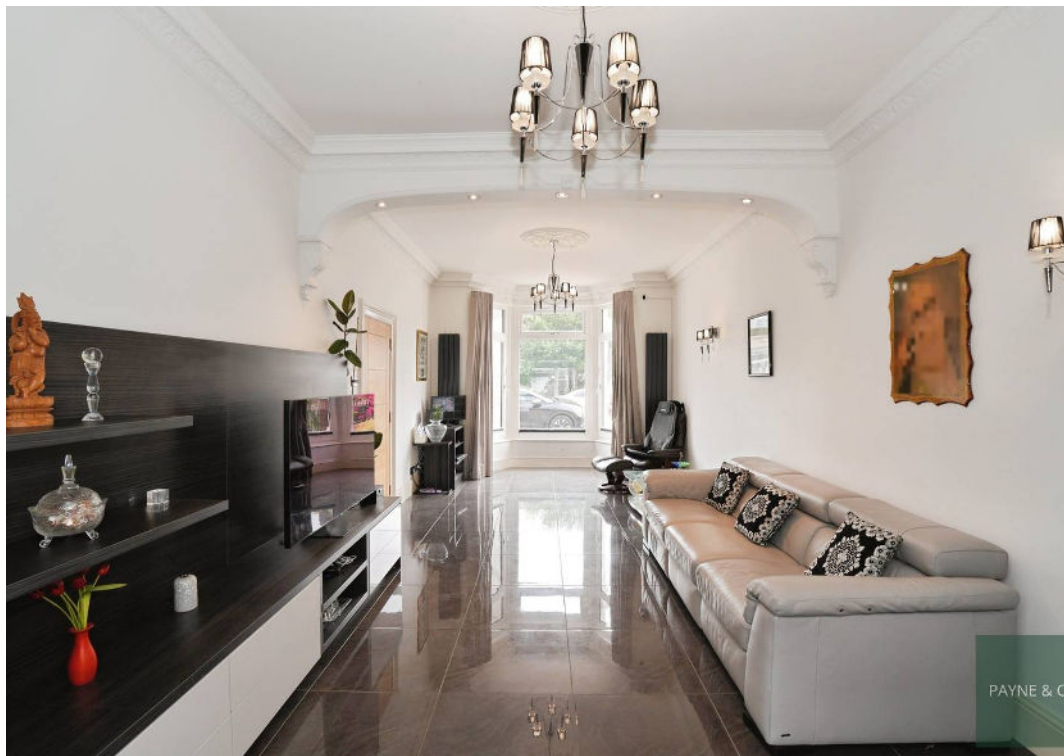
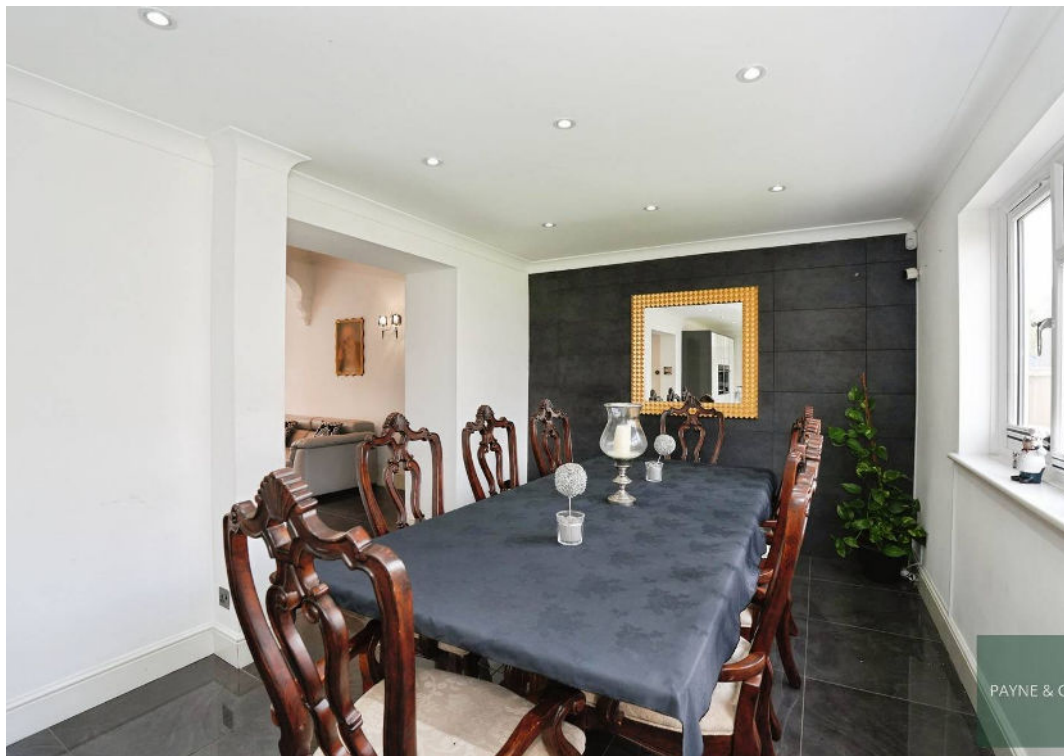
Bedroom

10' 0" x 10' 4" (3.05m x 3.15m)

Wc**Bathroom****Gym / Store**

33' 6" x 8' 9" (10.21m x 2.67m)



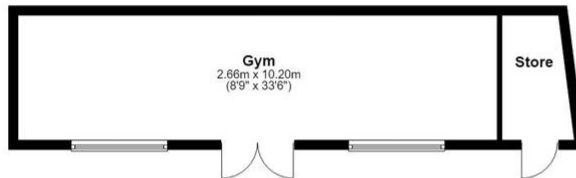




Basement
Approx. 10.4 sq. metres (111.9 sq. feet)



Ground Floor
Approx. 179.4 sq. metres (1930.8 sq. feet)



First Floor
Approx. 103.4 sq. metres (1113.2 sq. feet)



Total area: approx. 293.2 sq. metres (3155.9 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 given.
Plan produced using PlanUp.



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