

PAYNE & Co



Heathside Close, Ilford

Ilford

£440,000

Payne & Co are delighted to offer for sale, with no onward chain, this well-presented two-bedroom terraced house – an ideal opportunity for first-time buyers and investors alike.

The ground floor boasts a spacious reception room with space for a dining area and direct access to a private rear garden – perfect for both relaxing and entertaining. A convenient ground floor WC adds further practicality.

Upstairs, the first floor offers two bedrooms, both serviced by a family bathroom. The property also benefits from a well-proportioned kitchen, providing plenty of space for meal preparation and storage, as well as the rare advantage of two allocated parking spaces.

Ideally located near Newbury Park Underground Station, the home offers excellent transport links for commuters. A wide range of local shops, amenities, and well-regarded schools further enhance the appeal, making this a highly attractive choice for both families and professionals.

Council Tax: London Borough of Redbridge
Tax Band D – £2,294.58 per annum (2026/2027)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two-bedroom terraced house
- Two allocated parking spaces
- Offered with no onward chain
- Reception room with dining area
- Family bathroom on the first floor
- Conveniently located near Newbury Park Underground Station
- Ground floor WC



Ground Floor

Hallway

Kitchen

9' 10" x 5' 10" (3.00m x 1.78m)

Reception Room

15' 9" x 12' 8" (4.80m x 3.86m)

Ground Floor WC

First Floor

Bedroom One

9' 9" x 12' 8" (2.97m x 3.86m)

Bathroom

Bedroom Two

9' 8" x 12' 8" (2.95m x 3.86m)

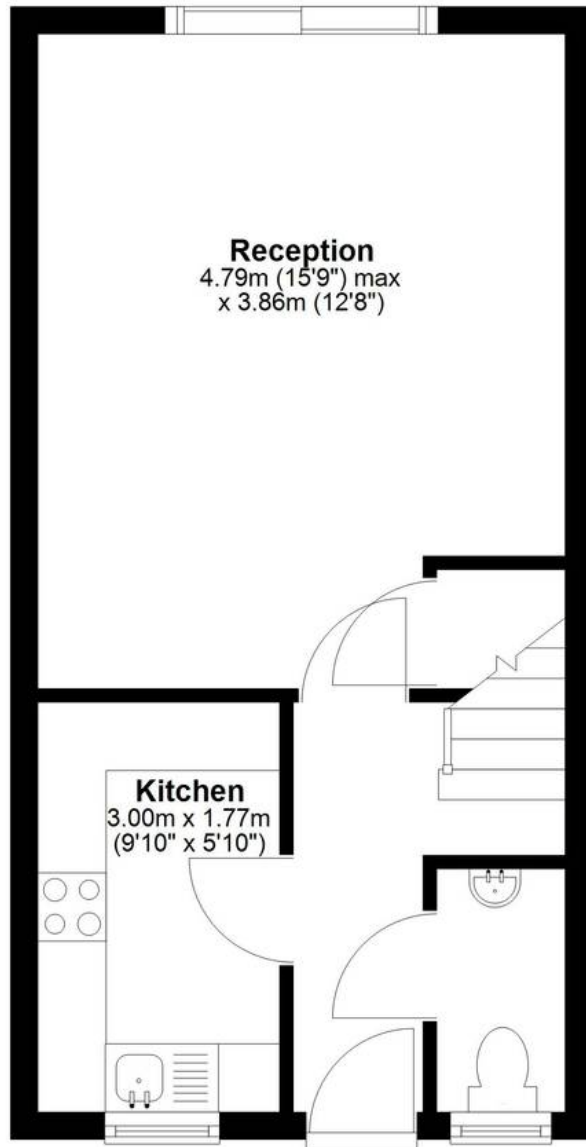






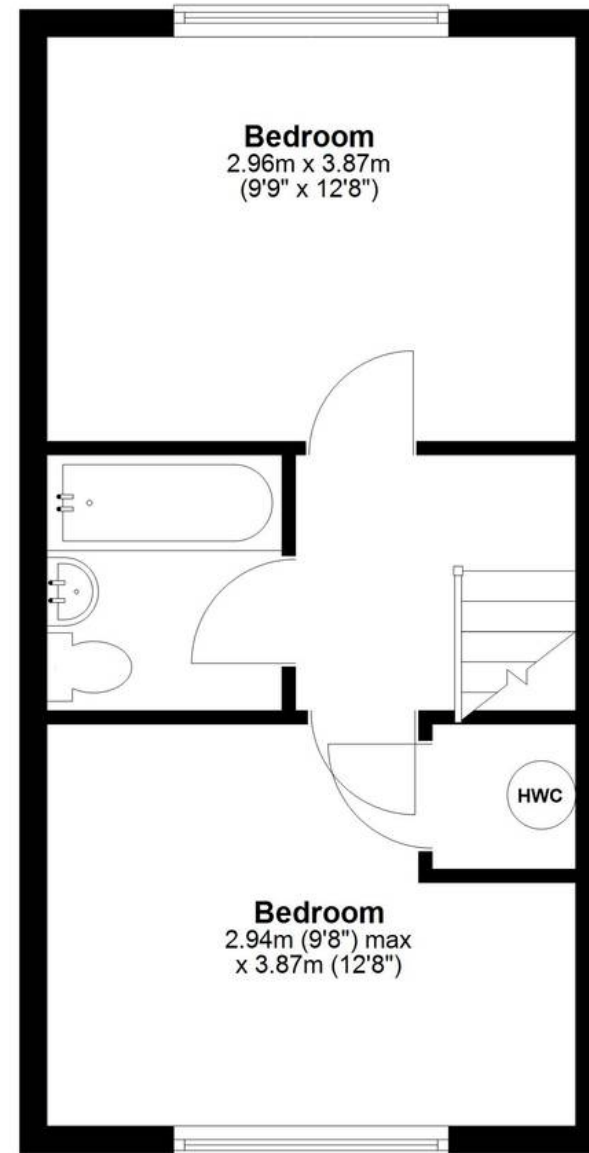
Ground Floor

Approx. 30.5 sq. metres (327.8 sq. feet)



First Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



Total area: approx. 61.3 sq. metres (659.8 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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