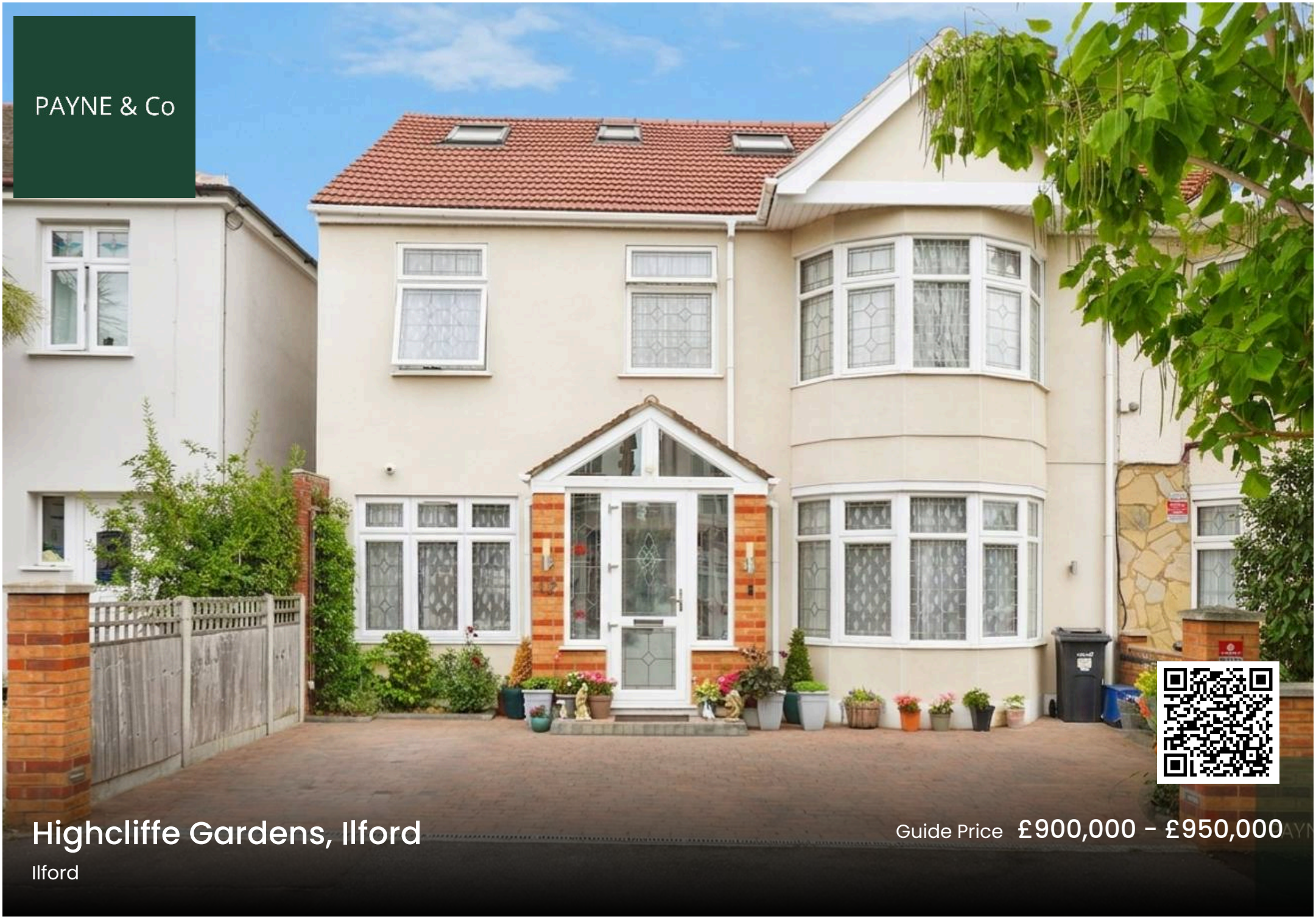


Highcliffe Gardens, Ilford

Ilford

Guide Price £900,000 - £950,000

Guide Price £900,000 - £950,000.

Spacious 4/5-Bedroom Semi-Detached Family Home with 79ft Rear Garden

Situated in a sought-after residential area of Redbridge, this well-presented four-bedroom semi-detached home offers generous and versatile accommodation, making it an excellent choice for growing families. Benefiting from off-street parking and a substantial rear garden, the property combines practical living with excellent transport links into central London.

The ground floor opens with an entrance porch leading into the main accommodation. A bright and spacious open-plan through lounge provides flexible living and dining space, with direct access to the rear garden, creating an ideal setting for both everyday family life and entertaining. A second reception room, which could also serve as a ground-floor bedroom, includes access to an adjoining store room with potential to create an en-suite bathroom, subject to the necessary consents. The modern fitted kitchen is complemented by a separate utility room and an additional store room, providing valuable storage and functional workspace.

On the first floor are three generously sized double bedrooms, each featuring built-in wardrobes. This level also includes a family bathroom and a separate shower room, offering convenience for larger households.

The second floor accommodates a further spacious double bedroom with built-in wardrobes, together with a store room fitted with cupboards and an additional shower room, creating an ideal guest suite or private principal bedroom.

Externally, the property enjoys a well-maintained rear garden extending to approximately 79ft with a north-easterly aspect. The garden is attractively stocked with mature planting and includes a useful outbuilding, ideal for storage, hobbies or a workshop.

The property is conveniently located close to a wide range of local amenities, including shops, cafés, schools and nearby parks. Redbridge Underground Station (Central line) is approximately a 10–15 minute walk away, providing direct services to Stratford in around 10 minutes and Liverpool Street in approximately 20 minutes. Regular local bus services also offer convenient connections to Ilford town centre and surrounding areas, making this an excellent location for commuters and families alike.

Council Tax: London Borough of Redbridge Tax Band F – £3314.39 per annum

Hallway

Reception
29' 10" x 13' 9" (9.09m x 4.19m)

Dining Area
10' 1" x 18' 8" (3.07m x 5.69m)

Kitchen
12' 8" x 8' 1" (3.86m x 2.46m)

Utility Room
7' 3" x 6' 6" (2.21m x 1.98m)

Store
5' 7" x 7' 7" (1.70m x 2.31m)

Reception / Bedroom
16' 10" x 7' 3" (5.13m x 2.21m)

Store
4' 10" x 7' 3" (1.47m x 2.21m)

First Floor

Bedroom
19' 0" x 17' 11" (5.79m x 5.46m)

Bedroom
12' 9" x 11' 7" (3.89m x 3.53m)

Bedroom
15' 7" x 15' 11" (4.75m x 4.85m)

Bathroom
6' 11" x 7' 10" (2.11m x 2.39m)

Shower Room 6' 11" x 7' 4" (2.11m x 2.24m)

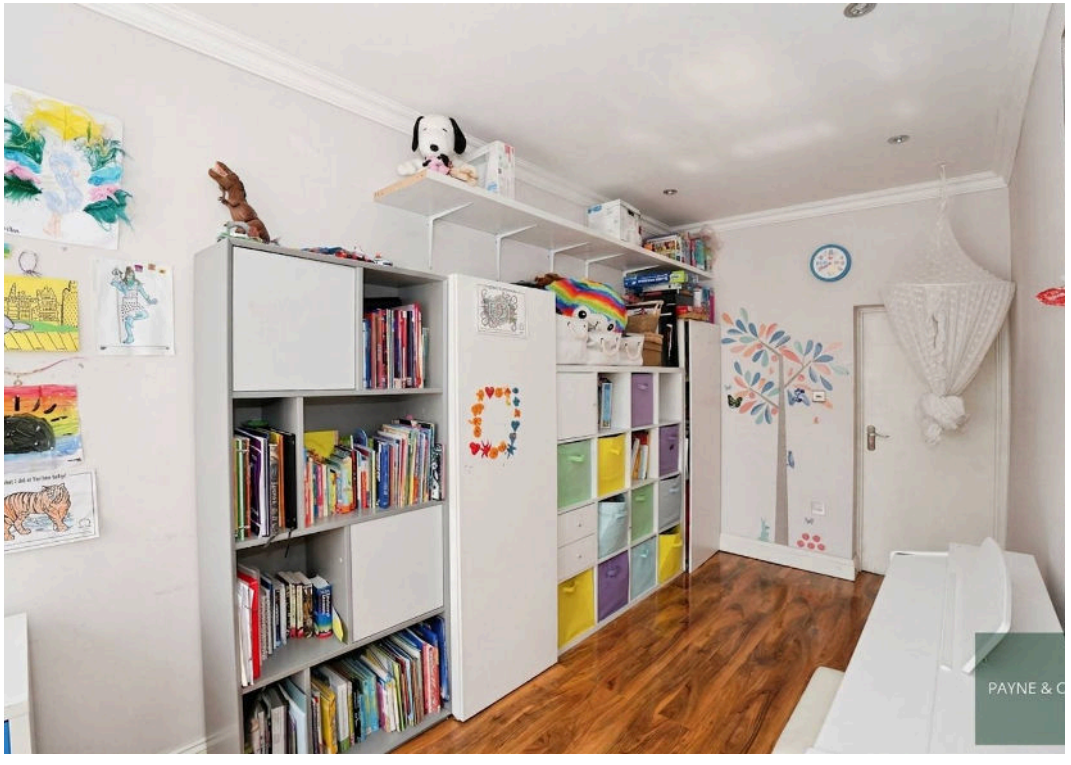
Second Floor

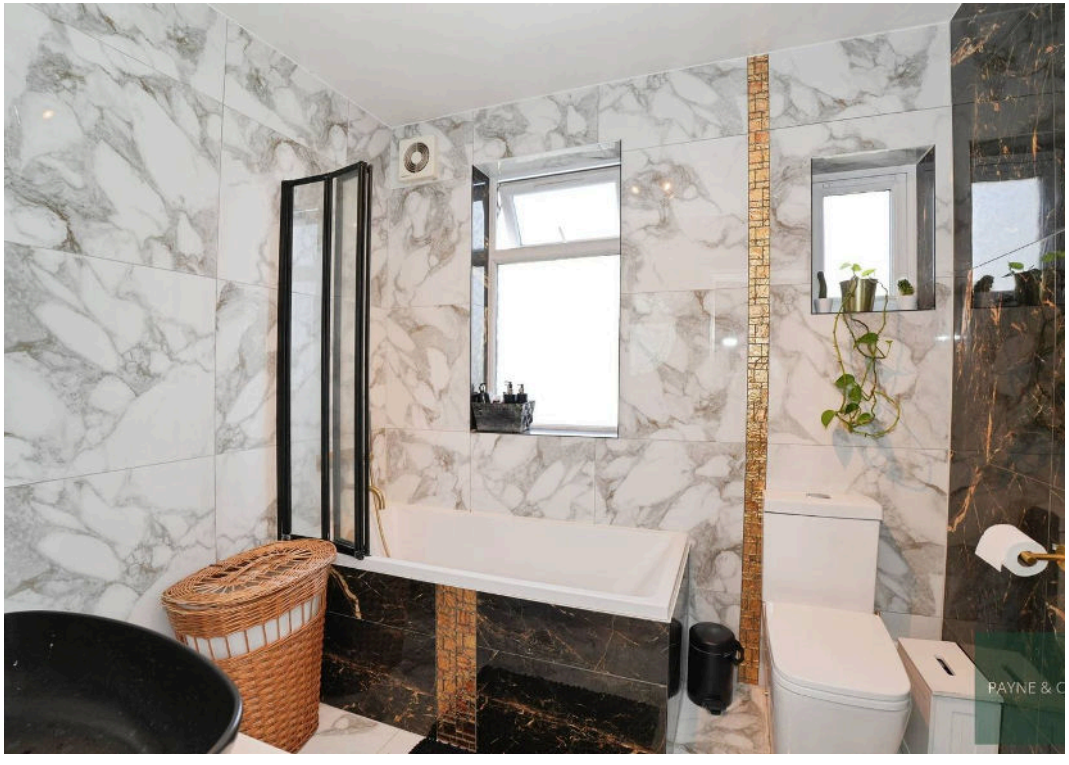
Bedroom 19' 0" x 17' 11" (5.79m x 5.46m)

Shower Room 5' 11" x 6' 1" (1.80m x 1.85m)

Store 12' 4" x 7' 6" (3.76m x 2.29m)

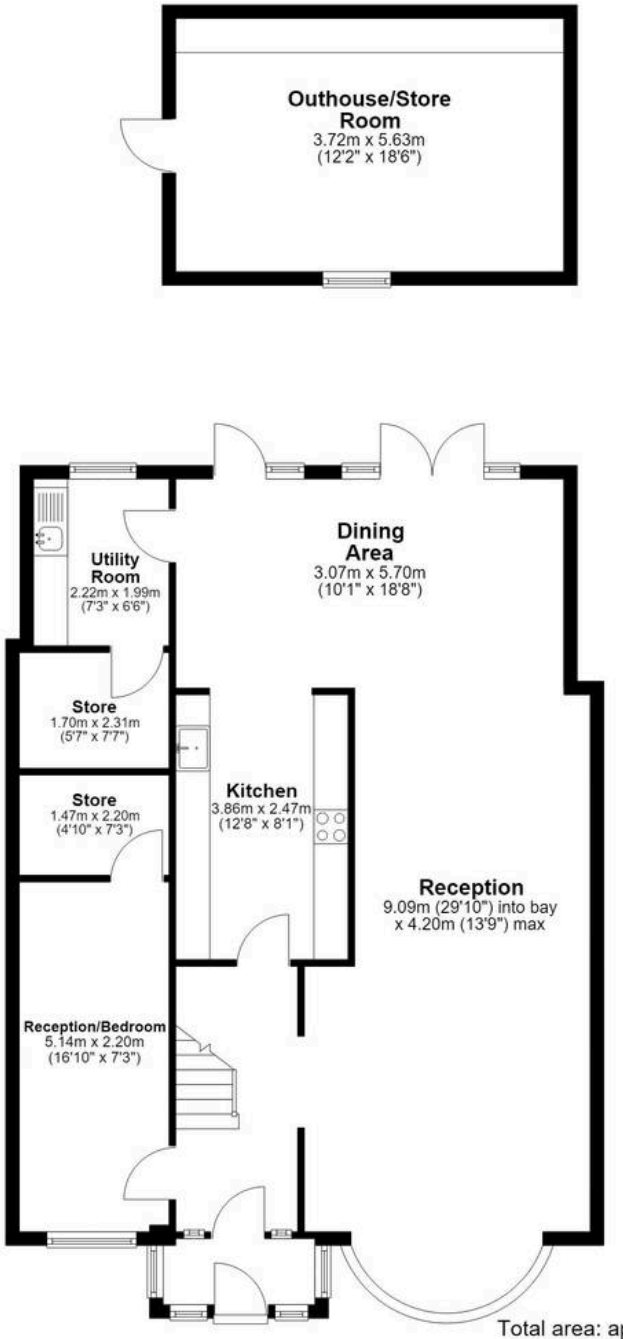
Outbuilding 12' 2" x 18' 6" (3.71m x 5.64m)





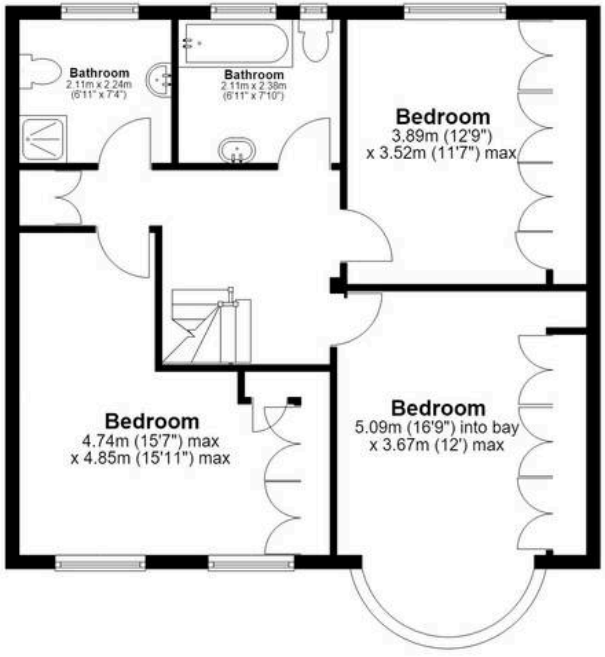
Ground Floor

Approx. 114.5 sq. metres (1232.8 sq. feet)



First Floor

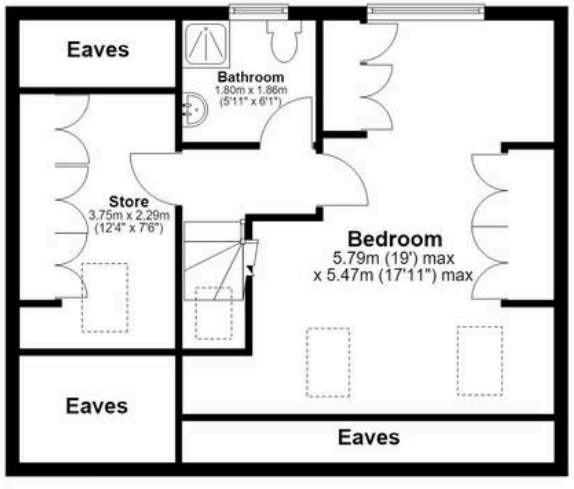
Approx. 67.7 sq. metres (728.8 sq. feet)



Second Floor

Approx. 40.4 sq. metres (435.2 sq. feet)

(excluding Eaves, Eaves, Eaves)



Total area: approx. 222.7 sq. metres (2396.8 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 give.

Plan produced using PlanUp.

Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

020 8518 3000 • ilford@payneandco.co.uk • payneandco.co.uk

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