

PAYNE & Co



12 Holcombe Road, Ilford

Ilford

£1,600,000

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Garden City Estate – Stunning Six-Bedroom Detached Home

Presenting a distinguished detached house in Garden City Estate, this six-bedroom, three-bathroom property epitomises modern family living with exceptional style and functionality. Set behind a secure gated driveway, the home offers ample off-road parking and an integral garage with an electric door, combining convenience with peace of mind.

The property features three versatile reception rooms, ideal for formal living, dining, or home working. The open-plan kitchen serves as the central hub, complete with a kitchen island, dedicated dining space, abundant natural light, underfloor heating, and a separate utility room. A games room provides additional leisure space, while a substantial cellar offers practical storage. The principal bedroom benefits from an en-suite bathroom, built-in wardrobes, and a walk-in closet. One of the additional bedrooms opens onto a roof terrace with fantastic views over Valentines Park. All bedrooms are equipped with air conditioning, and the property holds an EPC rating of C.

Holcombe Road is widely regarded as one of Ilford's most desirable addresses, offering an attractive mix of character homes and modern properties. At the end of the road lies the stunning Valentines Park, featuring a multi-use games area, tennis courts, a picturesque lake, dedicated cycling and running routes, a children's play area, and public toilets.

The home is conveniently located within 0.6 miles of Gants Hill Underground Station, providing excellent transport links. Families will benefit from several highly regarded schools nearby, including Valentines High School, while Gants Hill offers a wide selection of bars, shops, and restaurants.

This exceptional family home provides everything a growing family could wish for. An internal viewing is strongly recommended to fully appreciate its style, space, and location. This detached six-bedroom house will appeal to buyers seeking substantial, well-specified accommodation with excellent access to transport, schools, and local amenities in Ilford.

- SOLD BY PAYNE & CO
- Offered with no onward chain
- Six bedrooms and three luxurious bathrooms
- Private balcony with amazing views over Valentines park



Ground Floor

Landing

Reception Room

12' 6" x 17' 10" (3.81m x 5.44m)

WC

Reception Room

25' 11" x 14' 5" (7.90m x 4.39m)

Kitchen

12' 10" x 18' 4" (3.91m x 5.59m)

Dining Room

12' 1" x 10' 11" (3.68m x 3.33m)

Utility Room

11' 0" x 7' 7" (3.35m x 2.31m)

Garage

17' 9" x 7' 10" (5.41m x 2.39m)

First Floor

Landing

Master Bedroom

14' 5" x 13' 9" (4.39m x 4.19m)

En-suite

11' 0" x 9' 2" (3.35m x 2.79m)

Dressing Room

12' 2" x 11' 1" (3.71m x 3.38m)

Bathroom

13' 5" x 5' 7" (4.09m x 1.70m)

Bedroom Two

11' 2" x 13' 5" (3.40m x 4.09m)

Bedroom Three

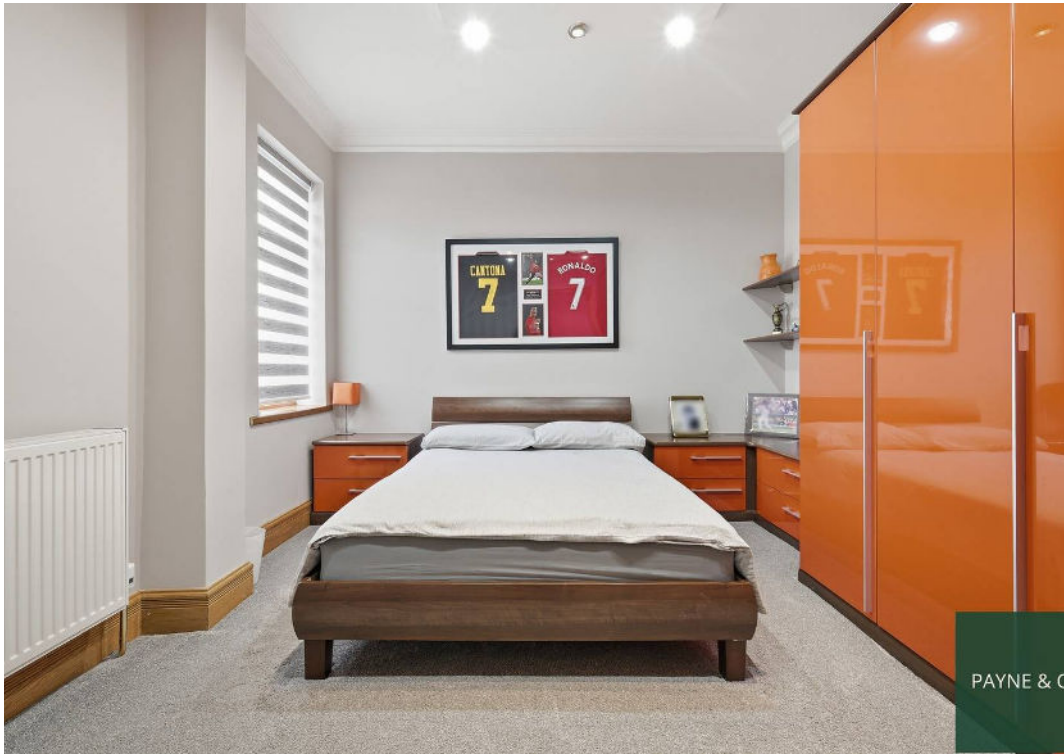
9' 6" x 17' 1" (2.90m x 5.21m)



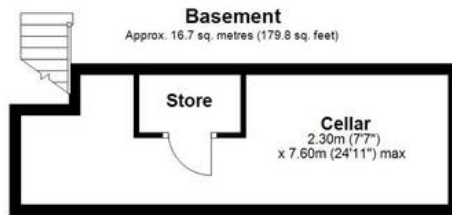
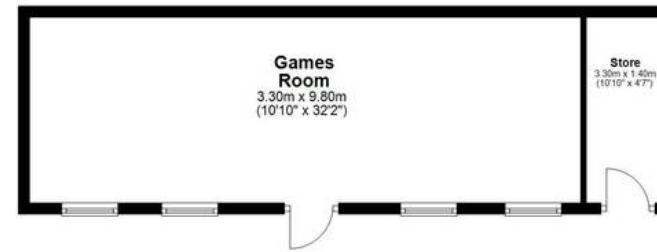
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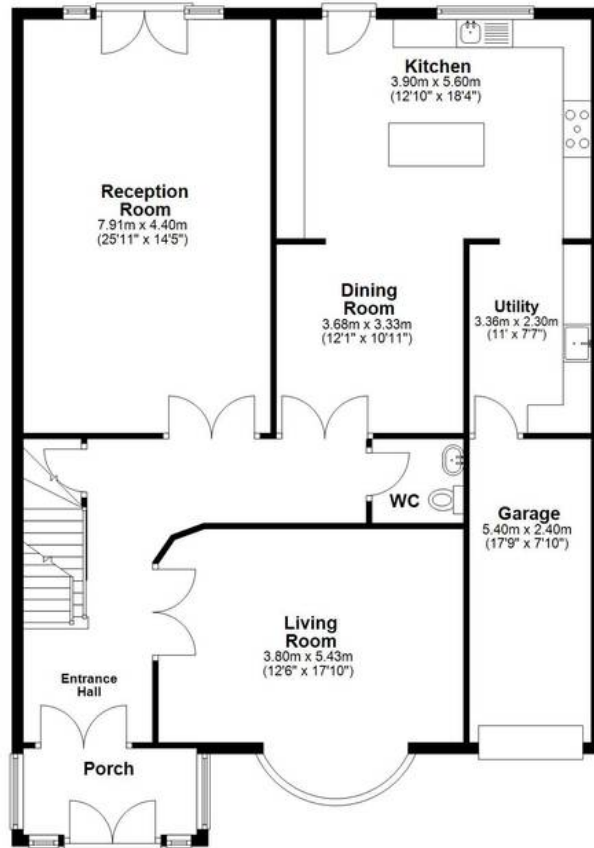




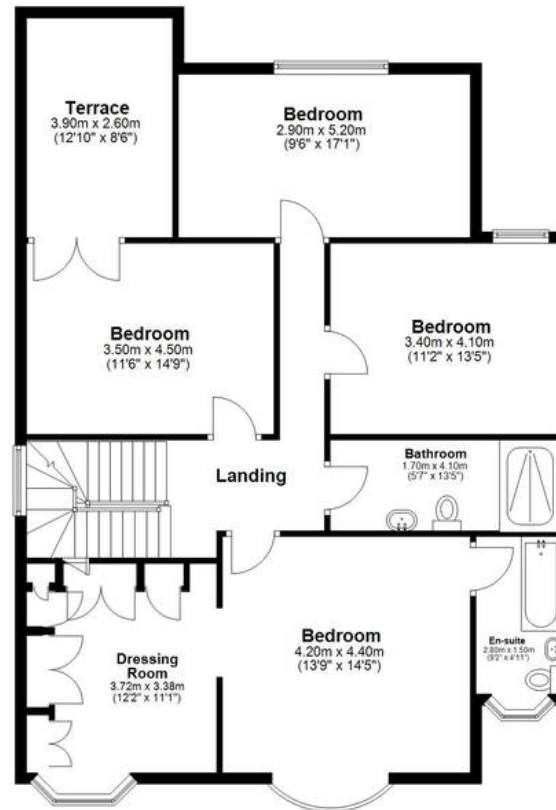
Outbuilding
Approx. 37.3 sq. metres (401.4 sq. feet)



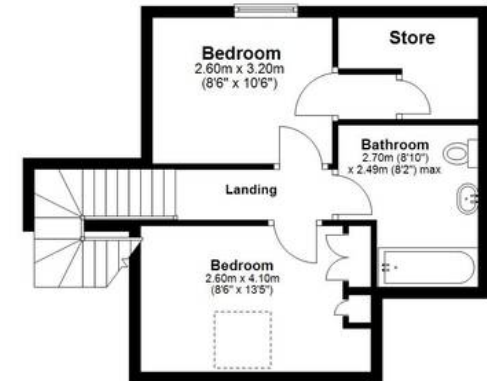
Ground Floor
Approx. 138.3 sq. metres (1488.3 sq. feet)



First Floor
Approx. 115.1 sq. metres (1239.4 sq. feet)



Second Floor
Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 343.3 sq. metres (3694.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Holcombe Road



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