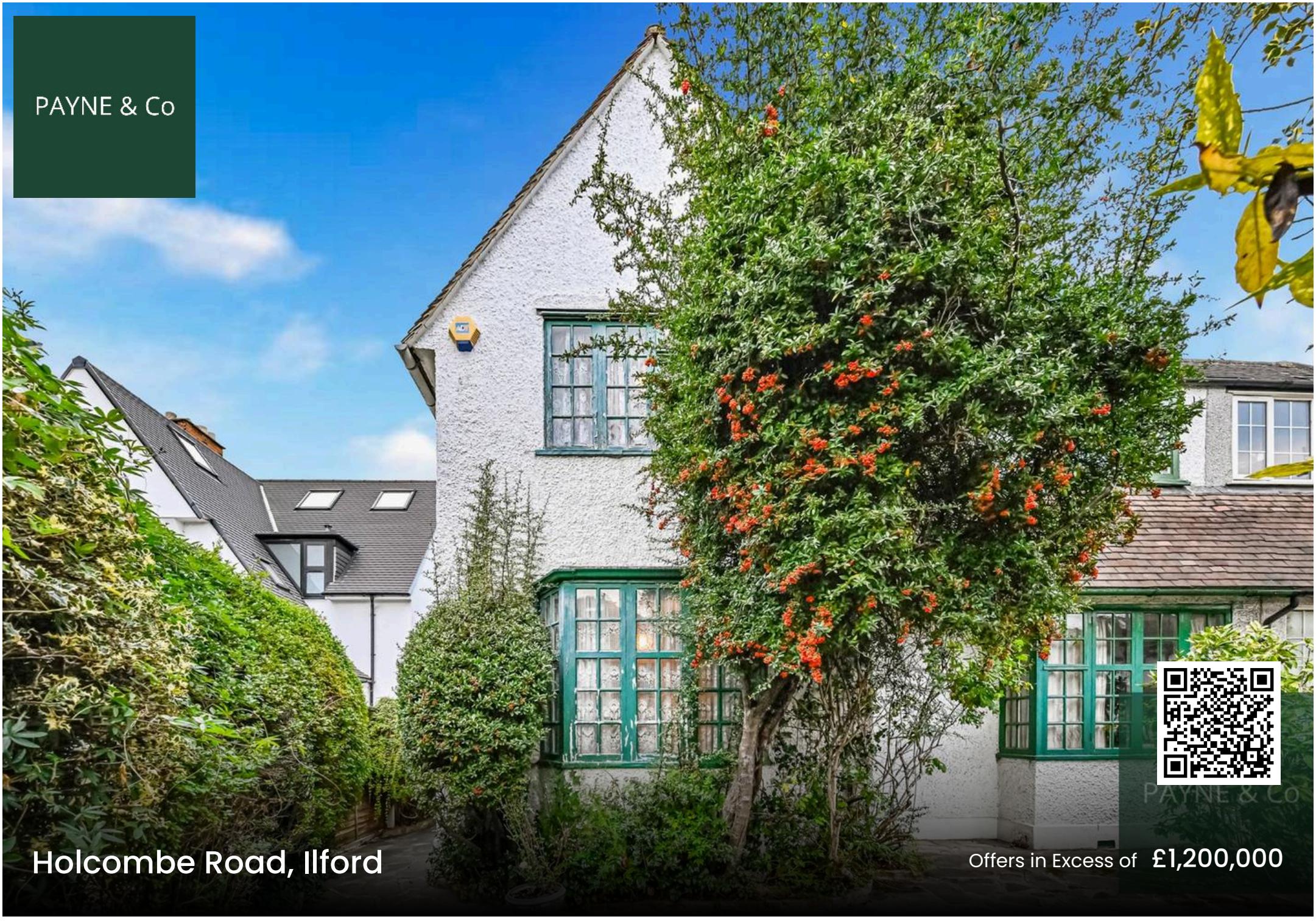

PAYNE & Co
Holcombe Road, Ilford
Offers in Excess of £1,200,000
PAYNE & Co

A rare opportunity to acquire this substantial five-bedroom period home, built in approx. 1918 and situated on the historic and highly sought-after Garden City Estate in Ilford. Located just moments from the beautiful Valentines Park and Mansion, the property has been a cherished family home for over 60 years.

Occupying an impressive plot with a rear garden measuring approximately 130ft (please verify measurement), the property enjoys a front entrance on Holcombe Road, with the garden extending to a garage and rear access via The Square. Although requiring modernisation throughout, the house retains a number of attractive period features, offering purchasers an excellent opportunity to restore and enhance the property while creating a superb family home.

The ground floor opens from an entrance hallway into a spacious central hall, an impressive feature that provides access to the principal reception rooms and enjoys views over the rear garden. There are two well-proportioned reception rooms, a kitchen overlooking the garden and a separate WC.

The first floor comprises four generous bedrooms, a family bathroom and a separate WC. The fifth bedroom is situated within the loft, providing flexible accommodation suitable for a growing family, guests or a home office.

One of the property's standout features is the magnificent rear garden, extending to approximately 130ft, offering a rare amount of outdoor space for the area. The garden provides a high degree of privacy and features a variety of mature shrubs and planting.

A garage is positioned at the rear of the garden with separate access via The Square. This rear access may offer potential for future development, subject to obtaining the necessary planning permissions and consents. The property also benefits from off-street parking to the front and offers scope to extend and reconfigure, subject to the usual planning consents.

Offered with no onward chain, this is an exciting opportunity to acquire a characterful period home with excellent potential in one of Ilford's most desirable residential locations.

The Garden City Estate is renowned for its attractive tree-lined roads and convenient location. Ilford town centre is within reach, offering an excellent selection of shops, cafés, restaurants and leisure facilities, while Valentines Park provides ornamental gardens, open green spaces, sports facilities and scenic walking routes.

Commuters are well served by Ilford station, with Elizabeth Line services providing direct access to Liverpool Street in approximately 15–20 minutes, together with convenient connections to the City, the West End and Heathrow Airport. A range of local bus routes further enhances connectivity across East London and beyond.



- Five-bedroom semi-detached house
- Sought-after Garden City Estate location
- Requires modernisation throughout
- Impressive approximately 130ft rear garden
- Garage to the rear accessed via The Square
- Off-street parking to the front
- Separate family bathroom and WC
- Loft bedroom providing flexible additional accommodation
- Excellent scope to extend and improve, subject to planning consents
- Offered with no onward chain

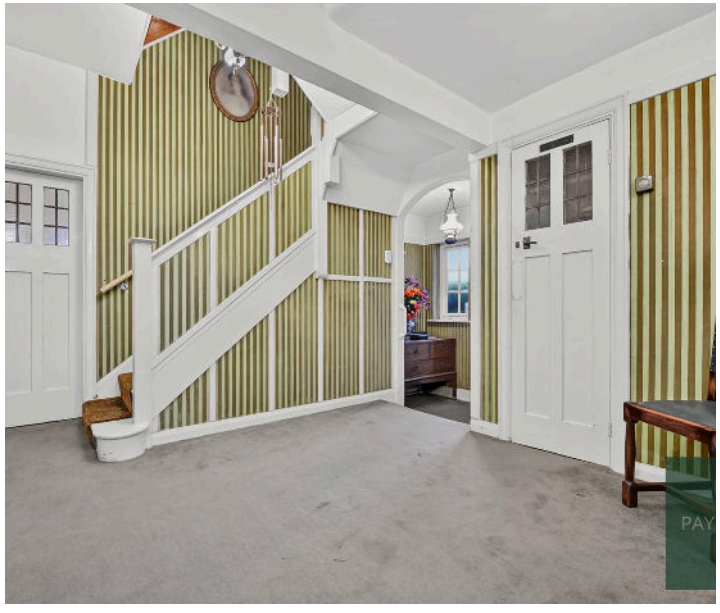
Council Tax: London Borough of Redbridge
Tax Band F – £3,314.39 per annum (2026/2027)

Tenure: Freehold

EPC Energy Efficiency Rating: E








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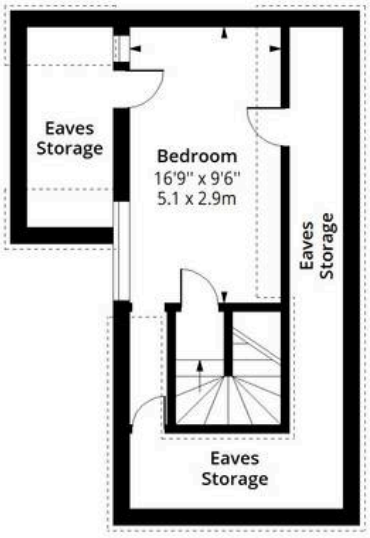

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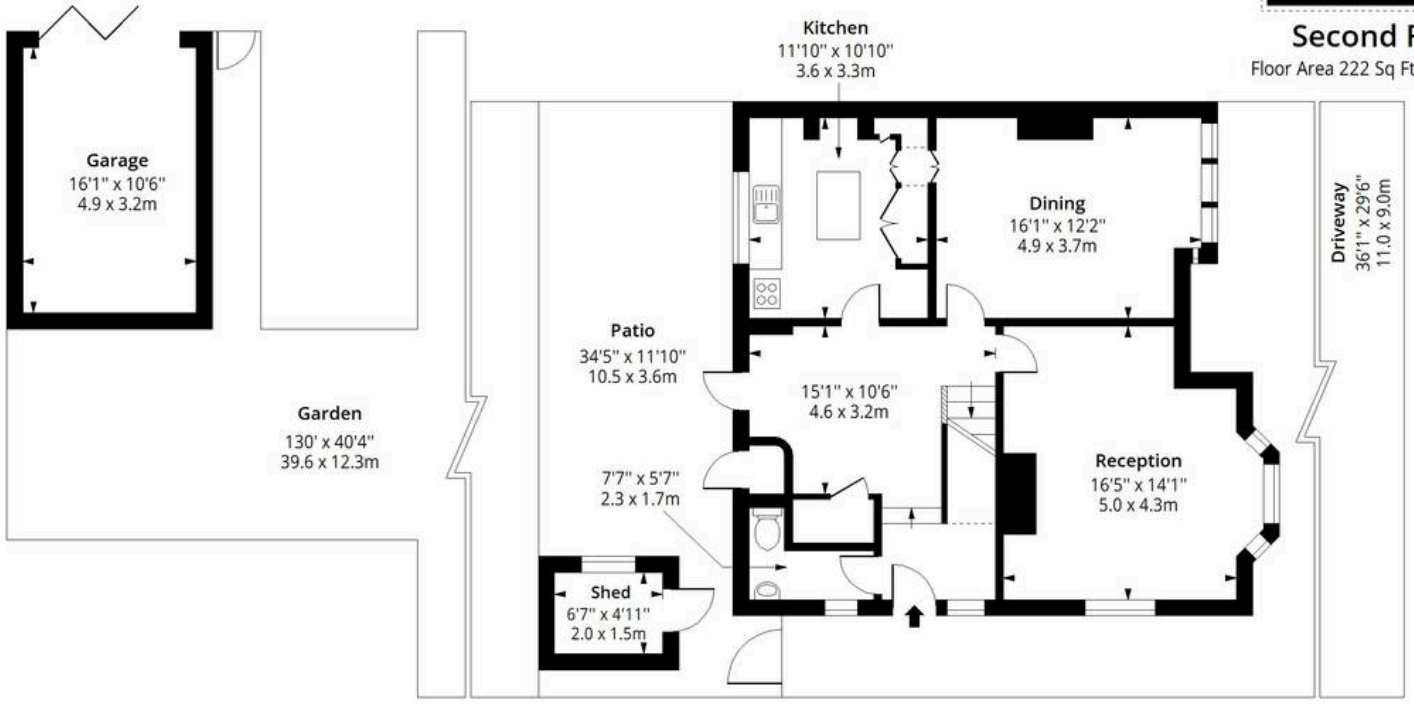
Holcombe Road IG1

Approx. Gross Internal Area 1845 Sq Ft - 171.40 Sq M
Approx. Gross Eaves Storage/ Patio/ Shed Area 562 Sq Ft - 52.21 Sq M
Approx. Gross Garage Area 169 Sq Ft - 15.70 Sq M



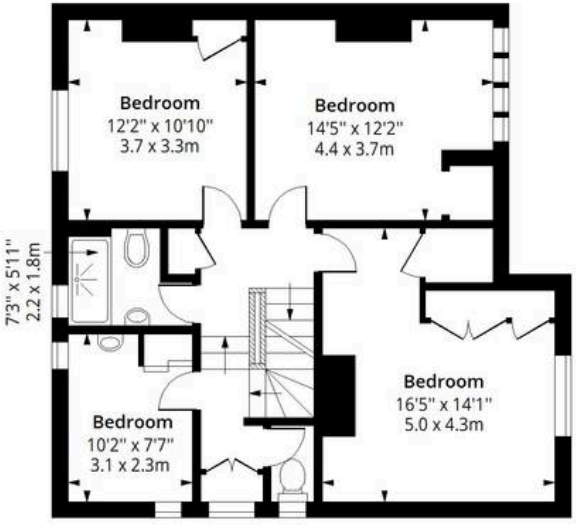
Second Floor

Floor Area 222 Sq Ft - 20.62 Sq M



Ground Floor

Floor Area 823 Sq Ft - 76.46 Sq M



First Floor

Floor Area 800 Sq Ft - 74.32 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 29/10/2026



Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

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A private rental licensing scheme applies to some properties in this area, please contact us before proceeding. Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details. Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.