Kingston Road, Ilford

Ilford

Guide Price **£425,000 - £450,000**

Guide Price: £425,000 - £450,000. This two-bedroom terraced house is for sale in Ilford and is presented in good condition, offering a practical layout suited to first-time buyers and investors. The property includes one reception room, one kitchen and one bathroom, together with a master bedroom and a second bedroom. There is stated potential to extend, subject to obtaining the necessary planning consents (SSTP). The house is positioned within access of Ilford's amenities, including local shops, cafés and services found in and around the town centre. Nearby green spaces such as Valentines Park provide open areas for walking, leisure and sports facilities.

Ilford Station (Elizabeth line and TfL Rail services) offers direct links to central London, including Liverpool Street in around 20–25 minutes, making the area suitable for commuters. Local bus routes connect surrounding districts and provide onward travel into neighbouring towns. There are nearby schools serving different age groups within the Ilford area, making this location practical for households needing access to education. Overall, this terraced house represents an option for buyers seeking a two-bedroom property with scope for future extension (SSTP) in a residential area of Ilford close to green spaces and local facilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onwards Chain
- Two Bedrooms
- Through Reception
- Potential for Extensions (STPP)
- Ideal for first-time buyers
- Attractive to buy-to-let investors
- Popular Location
- Renovated Throughout

Ground Floor

Porch

Hallway

Reception
24' 3" x 12' 6" (7.40m x 3.80m)

Kitchen
8' 6" x 8' 2" (2.60m x 2.50m)

First Floor Landing

Bedroom One
15' 5" x 13' 1" (4.70m x 4.00m)

Bedroom Two
10' 6" x 9' 10" (3.20m x 3.00m)

Bathroom

PAYNE & C

PAYNE & C

PAYNE & C

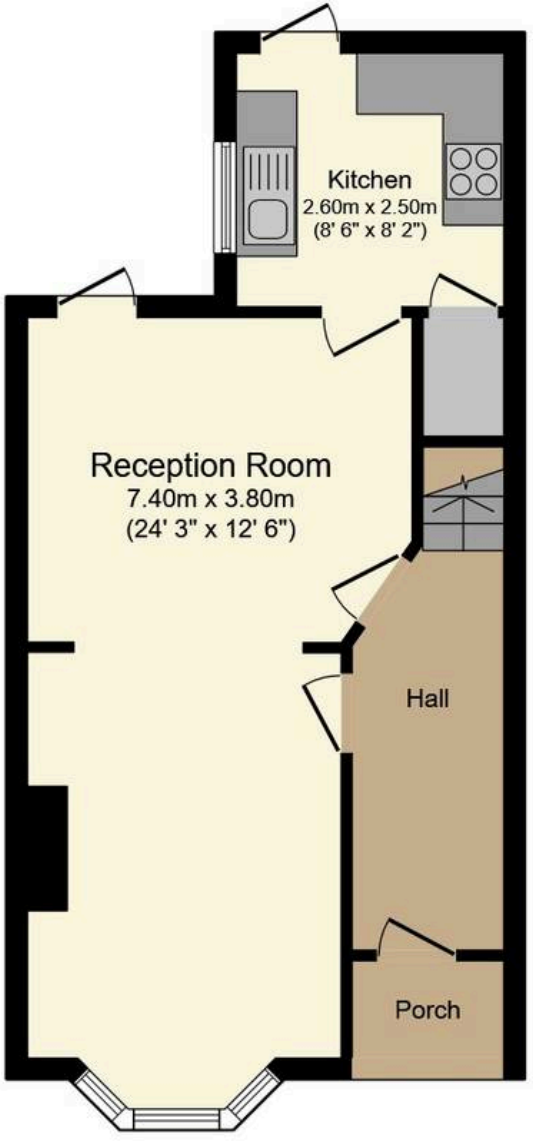
PAYNE & C

PAYNE & C

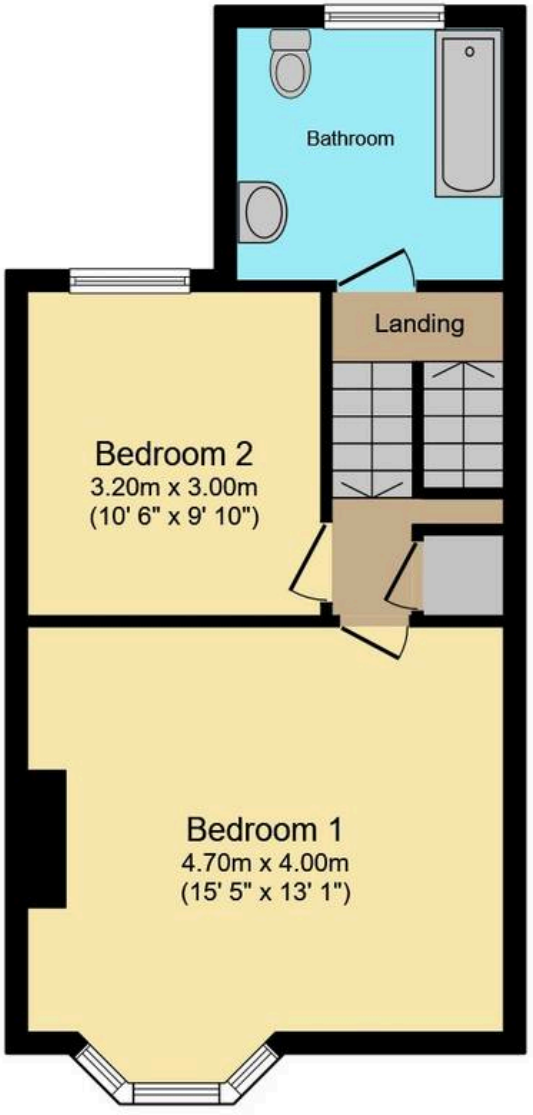
PAYNE & C

PAYNE & C

PAYNE & C



Ground Floor



First Floor

PAYNE & Co

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

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

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.