



PAYNE & Co

Marlands Road, Clayhall

Ilford

Guide Price £600,000 – £650,000

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Guide Price £600,000 – £650,000. Payne & Co are pleased to offer for sale, with no onward chain, this extended three-bedroom semi-detached home in the sought-after Clayhall area, presenting an excellent opportunity for buyers looking to modernise and personalise a property to their own taste.

The ground floor comprises a spacious through lounge with double doors opening to the hallway, leading to a second reception room with views over the rear garden. A galley-style kitchen provides direct access to the garden, while a ground floor WC with shower adds further practicality.

On the first floor are three well-proportioned bedrooms, all benefitting from built-in wardrobes, along with a family bathroom. Bedroom one features fixed stairs leading to a loft room, offering additional versatile space.

Externally, the property boasts off-street parking for multiple vehicles, shared pedestrian side access and a rear garden extending approximately 72ft with a desirable north-westerly aspect. To the rear of the property is a detached double garage with power, accessed via a service road.

Clayhall is a popular residential location within Ilford, close to green open spaces including Clayhall Park and Fairlop Waters Country Park, which offer leisure facilities, walking routes and outdoor activities. A range of local amenities, cafés and shops can be found in nearby Barkingside and Gants Hill, along with several well-regarded schools, making the area particularly appealing to families and first-time buyers.

Excellent transport links are provided by Gants Hill and Barkingside Underground stations (Central Line), offering direct access to central London, with journey times to Liverpool Street of approximately 25–30 minutes. Numerous local bus routes also serve Ilford, Redbridge and surrounding areas.

Council Tax band: F | Tenure: Freehold | EPC Energy Efficiency Rating: D

- Three-bedroom semi-detached house
- Through lounge plus second reception
- Ground floor shower room and WC
- Loft room with fixed staircase
- 72ft north-westerly rear garden
- Detached double garage with power
- Off-street parking for multiple cars



Hallway

Shower / Wc

Reception One

26' 5" x 12' 9" (8.05m x 3.89m)

Reception Two

7' 2" x 10' 10" (2.18m x 3.30m)

Kitchen

18' 8" x 7' 7" (5.69m x 2.31m)

Landing

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

Bedroom Two

11' 7" x 11' 2" (3.53m x 3.40m)

Bedroom Three

8' 3" x 7' 5" (2.52m x 2.26m)

Bathroom

Loft Room

11' 2" x 8' 7" (3.40m x 2.62m)

Double Garage

17' 3" x 16' 6" (5.26m x 5.03m)

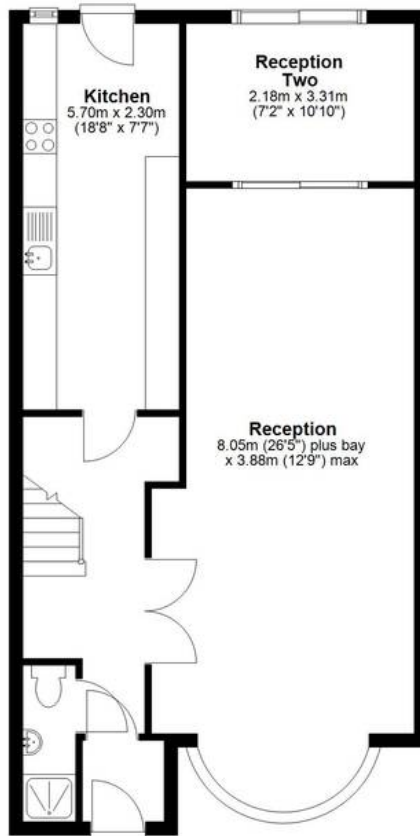
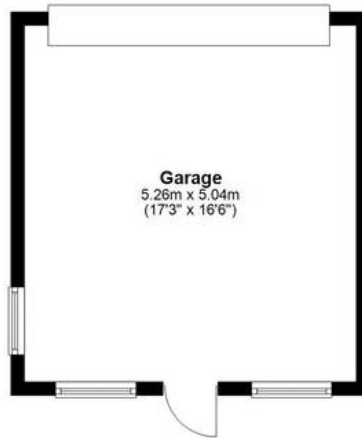




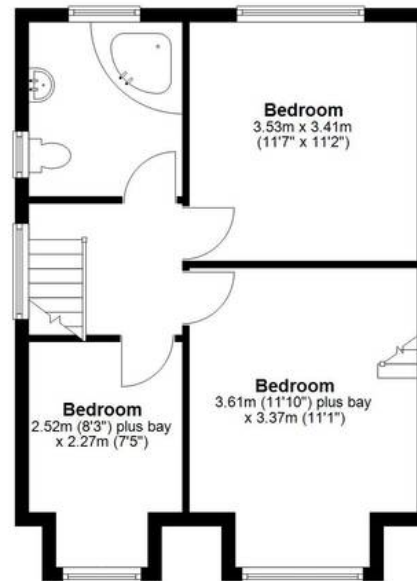




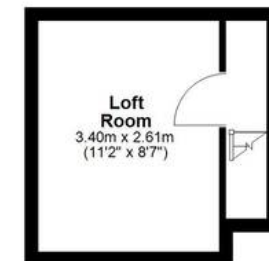
Ground Floor
Approx. 63.3 sq. metres (681.4 sq. feet)



First Floor
Approx. 44.5 sq. metres (478.8 sq. feet)



Second Floor
Approx. 11.3 sq. metres (121.5 sq. feet)



Total area: approx. 119.1 sq. metres (1281.7 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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