

PAYNE & Co



Northwood Gardens, Clayhall

Ilford

£650,000

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Payne & Co are pleased to offer for sale, subject to the grant of probate, this three-bedroom end-of-terrace house situated on the sought-after Woods Estate in Clayhall, Ilford.

Requiring modernisation throughout, the property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. It also offers excellent scope to extend, subject to the usual planning permissions.

The ground floor comprises two reception rooms, including a separate front reception with an attractive bay window and a spacious separate rear reception overlooking the garden. The kitchen provides direct access to the rear garden, while a convenient ground floor WC completes the accommodation. Upstairs, there are three well-proportioned bedrooms, served by a shower room and a separate WC. The property also retains a number of period features, adding to its character and appeal.

Externally, the property benefits from off-street parking to the front, side access and a generous rear garden extending to approximately 90ft with a north-easterly aspect.

The property is well positioned within a popular residential area of Ilford, close to a range of local amenities including shops, cafés and everyday conveniences found in nearby Clayhall and Gants Hill. A selection of well-regarded schools is also within the surrounding area, making the location particularly appealing to families.

For commuters, Gants Hill Underground station (Central line) is within reach, providing direct services towards Stratford and central London, with journey times to Liverpool Street station typically taking around 20–25 minutes. Local bus routes also provide convenient connections to Ilford station, where the Elizabeth line offers fast services to the West End, the City and beyond. For leisure, Clayhall Park is nearby, providing attractive green open spaces and recreational facilities.

Tenure: We understand the property to be freehold. The title is currently unregistered, and prospective purchasers are advised to make their own enquiries through their legal representative.

Council Tax: London Borough of Redbridge
Tax Band E – £2,804.49 per annum (2026/2027)

Tenure: Freehold

EPC Energy Efficiency Rating: D



Hallway

Reception

17' 9" x 13' 0" (5.41m x 3.96m)

Reception

16' 5" x 11' 3" (5.00m x 3.43m)

Kitchen

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

Wc

Landing

Bedroom

17' 9" x 12' 2" (5.41m x 3.71m)

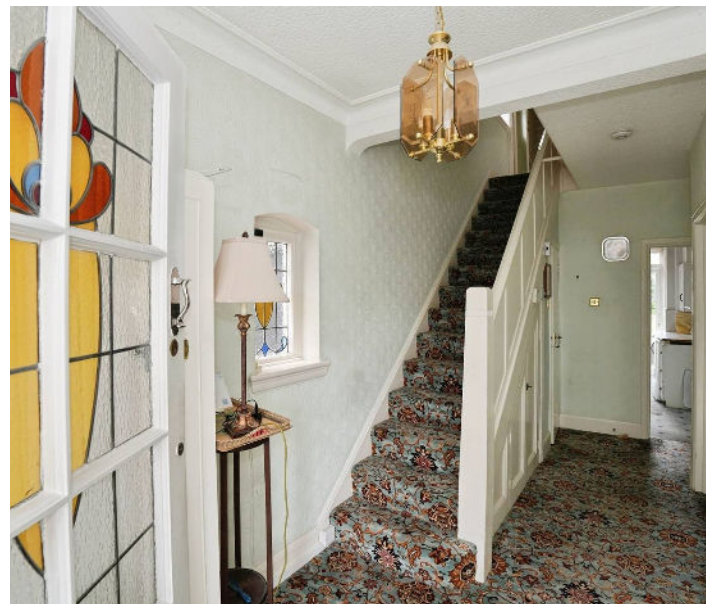
Bedroom

12' 11" x 10' 11" (3.94m x 3.33m)

Bedroom

11' 9" x 7' 5" (3.58m x 2.26m)

Shower Room / Wc

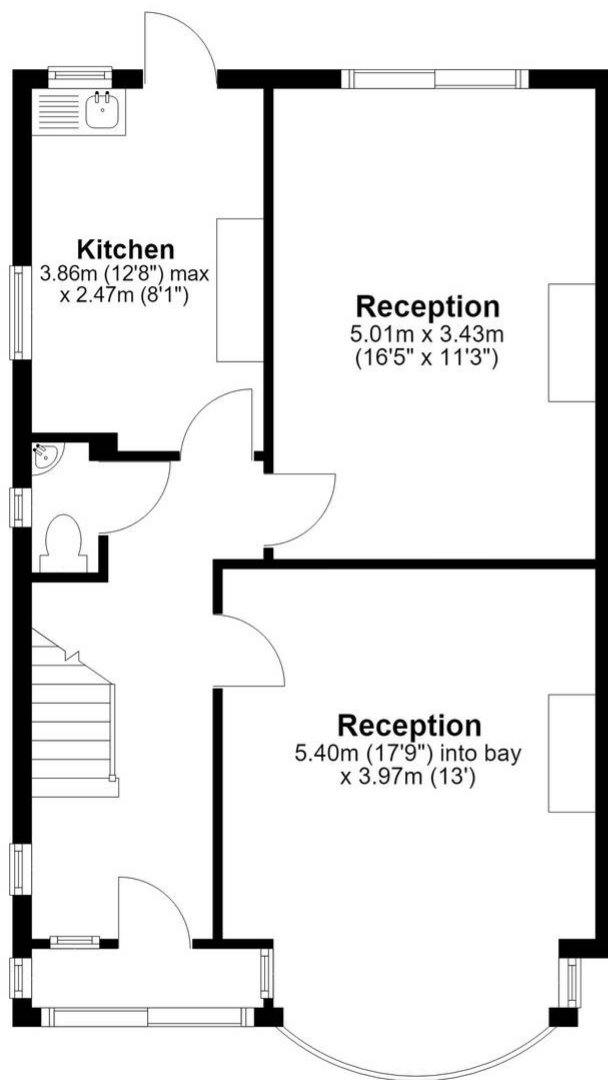






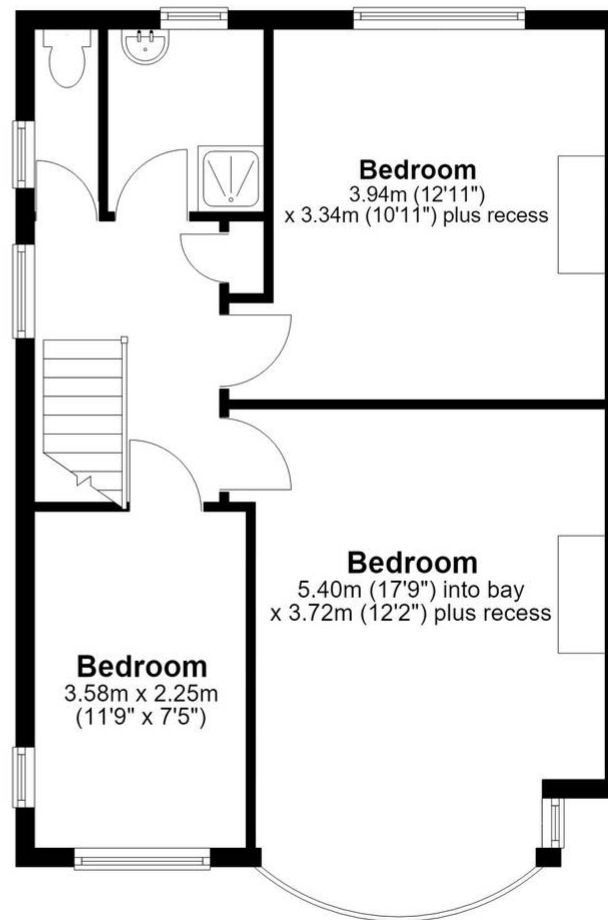
Ground Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Total area: approx. 112.3 sq. metres (1209.1 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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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.