

PAYNE & Co



Sandyhill Road, Ilford

Offers in Excess of £500,000

Offers in the Region of £500,000 – £525,000. This three-bedroom terraced house is located in Ilford, close to Ilford Lane and its excellent selection of shops, supermarkets, cafés, restaurants and everyday amenities.

The accommodation comprises a reception room, an extended kitchen/dining room and a ground floor bathroom. Externally, the property benefits from an approximately 30ft rear garden, providing space for outdoor seating, entertaining or planting, together with off-street parking to the front.

Ilford town centre is nearby, offering the Exchange Ilford shopping centre, a variety of high street retailers, independent businesses, cafés and leisure facilities. Nearby green spaces, including South Park and Loxford Park, provide open recreational areas, children's play facilities and pleasant walking routes.

The property is well positioned for commuters, with Ilford station (Elizabeth line) providing direct services to Stratford, Liverpool Street, Farringdon, Tottenham Court Road and beyond. A number of local bus routes also serve the area, offering convenient connections to Barking, Ilford town centre and neighbouring districts.

A range of local primary and secondary schools can be found within the surrounding area (applicants are advised to make their own enquiries regarding school admissions and catchment eligibility). Excellent road links, including the A13 and A406 North Circular, provide convenient access to Docklands, central London and the wider motorway network.

Combining well-proportioned accommodation, an extended kitchen/dining room, off-street parking and a private rear garden, this property presents an excellent opportunity for first-time buyers, growing families and investors alike.

Council Tax: London Borough of Redbridge

Tax Band C – £2,039.63 per annum (2026/2027) | Tenure: Freehold | EPC Energy Efficiency Rating: C

- Three-bedroom terraced family home
- Extended kitchen and dining area
- Off-street parking to front
- Approx. 30ft private rear garden
- Close to Ilford Lane amenities
- Near Ilford town centre shopping
- Good access to Elizabeth line



Hallway

Reception

24' 7" x 10' 2" (7.49m x 3.10m)

Kitchen / Dining

20' 0" x 8' 2" (6.10m x 2.49m)

Bathroom

8' 6" x 6' 3" (2.59m x 1.91m)

Bedroom

15' 5" x 11' 10" (4.70m x 3.61m)

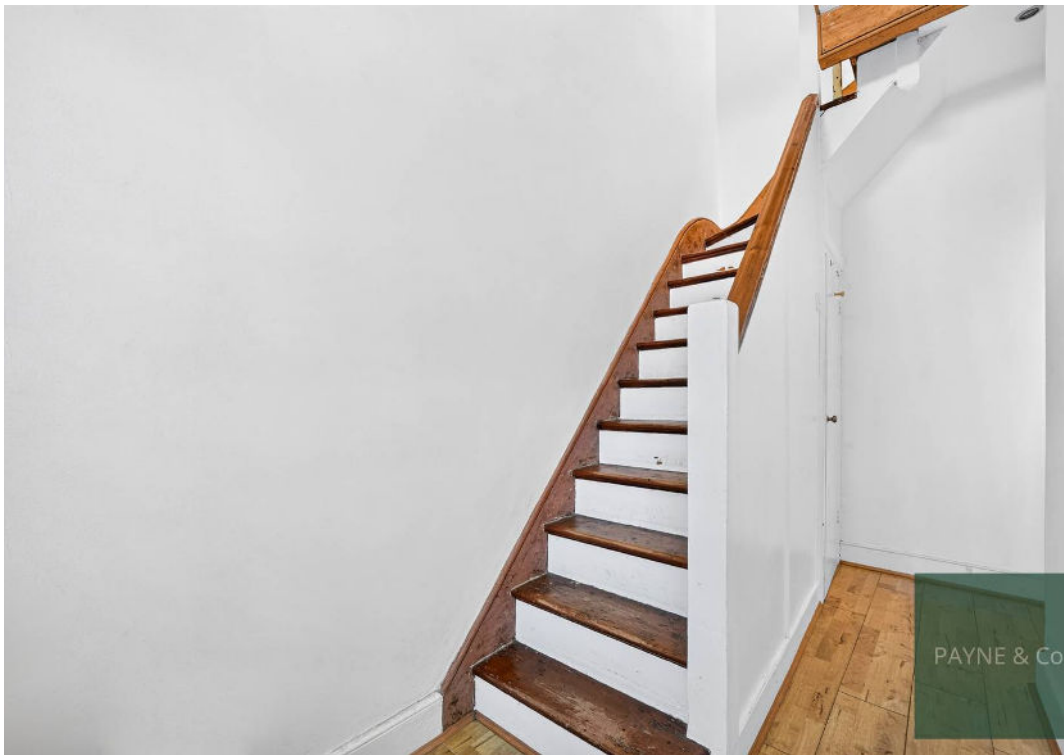
Bedroom

9' 10" x 8' 6" (3.00m x 2.59m)

Bedroom

6' 11" x 6' 3" (2.11m x 1.91m)

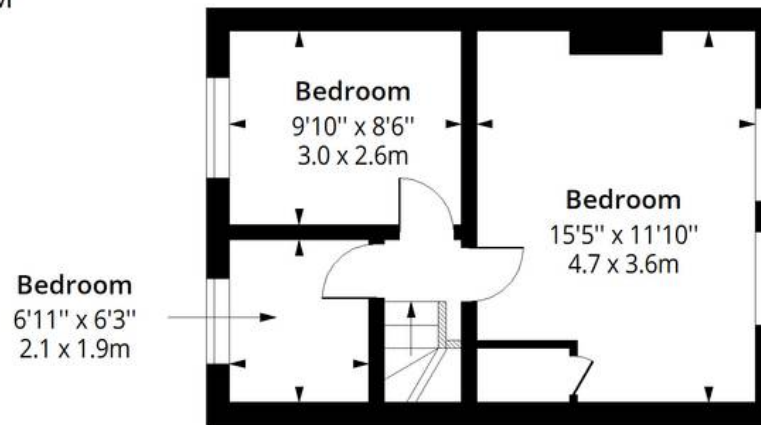






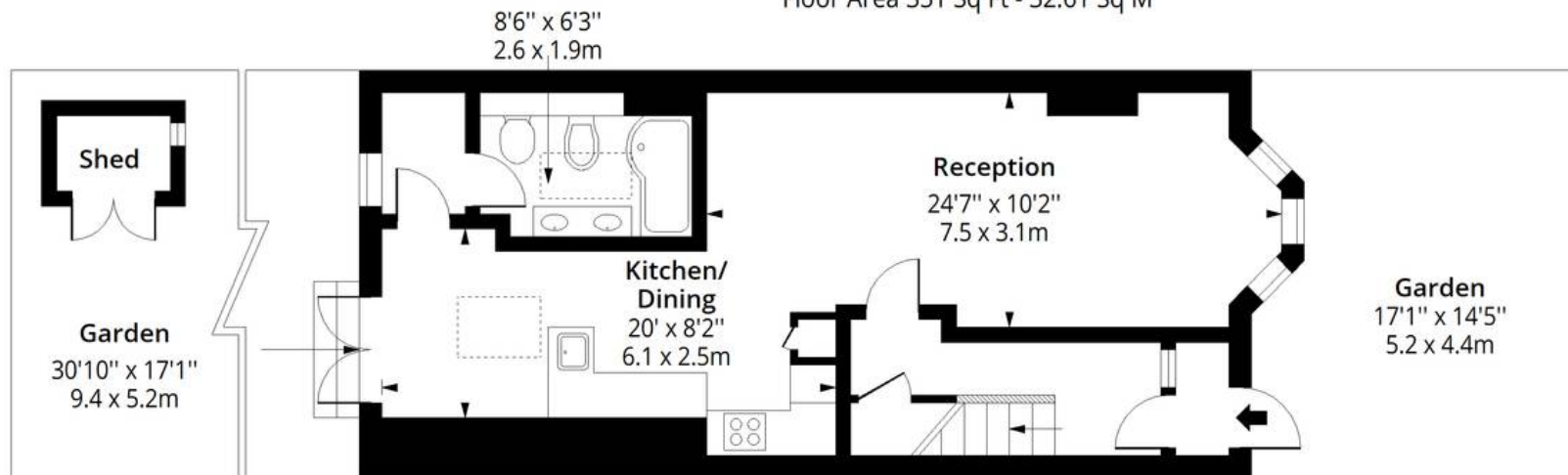
Sandyhill Road IG1

Approx. Gross Internal Area 918 Sq Ft - 85.28 Sq M



First Floor

Floor Area 351 Sq Ft - 32.61 Sq M



Ground Floor

Floor Area 567 Sq Ft - 52.67 Sq M



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.

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Date: 8/8/2026



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