



PAYNE & Co

St. Andrews Road, Ilford

Guide Price £550,000 - £575,000

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Guide Price £550,000 – £575,000. Payne & Co are pleased to present this three-bedroom terraced house for sale in North Ilford, located off The Drive and Cranbrook Rise. The property offers two reception rooms, with one featuring a bay window to the front, a separate kitchen, and a conservatory. The house is in need of renovation and modernisation throughout and is offered with no onward chain. Bathroom facilities include a first-floor bathroom and a separate WC.

The rear garden extends approximately 50ft and is north facing, while the property also benefits from a front garden. Nearby, Valentines Park provides green open spaces, walking paths, a boating lake, and playgrounds. The area is well-served by local schools.

Public transport links are convenient, with Ilford Station nearby, providing Elizabeth Line services into central London. The local high street offers a range of shops, cafés, and other amenities within reach. This property may appeal to first time buyers, families, or investors looking for a renovation project in a well-connected part of Ilford.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Three spacious bedrooms
- Two reception rooms
- No onward chain
- In need of renovation and modernisation throughout
- 50ft north-facing rear garden



Hallway

Reception Room

14' 2" x 14' 5" (4.32m x 4.39m)

Reception Room

16' 10" x 10' 8" (5.13m x 3.25m)

Kitchen

9' 2" x 10' 0" (2.79m x 3.05m)

Conservatory

8' 8" x 19' 8" (2.64m x 5.99m)

Bedroom One

14' 2" x 11' 5" (4.32m x 3.48m)

Bedroom Two

12' 5" x 12' 11" (3.79m x 3.94m)

Bedroom Three

8' 2" x 9' 5" (2.49m x 2.87m)

Bathroom

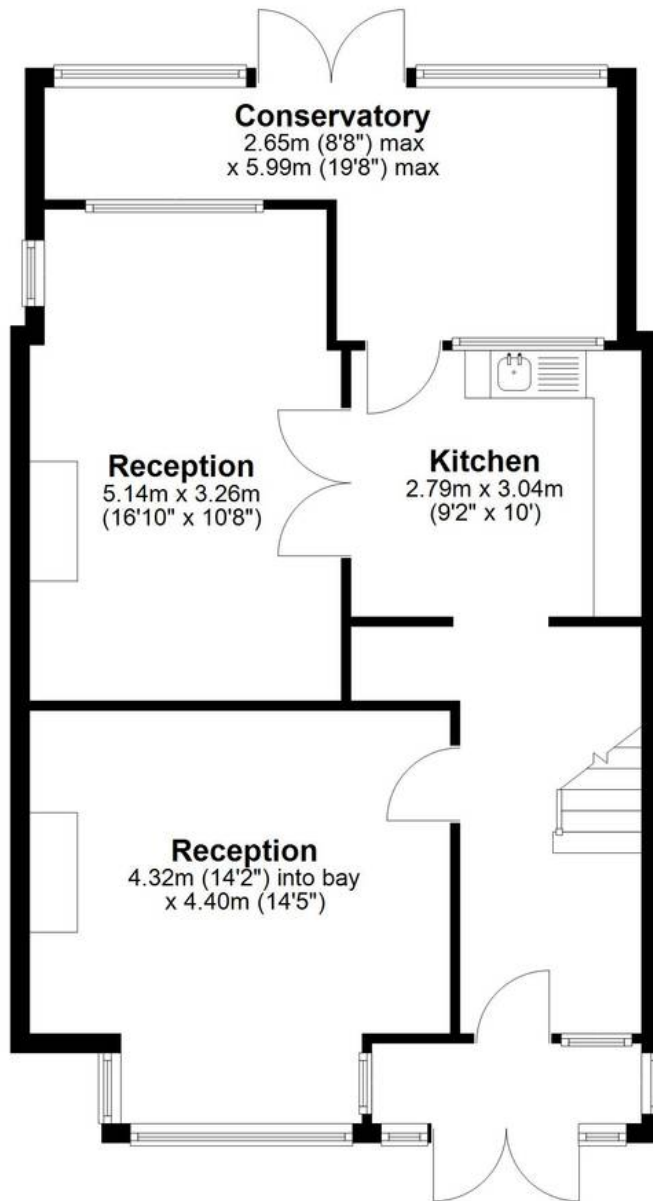






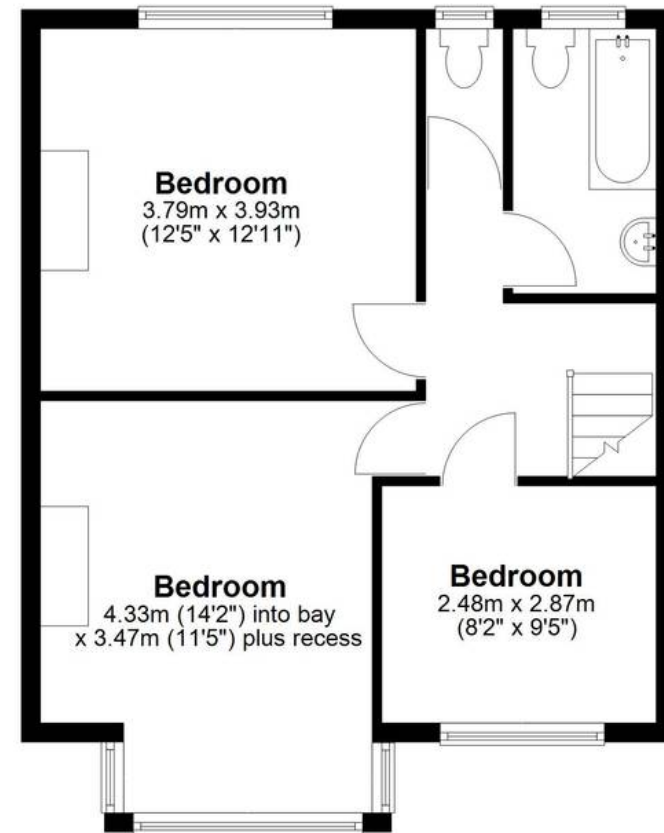
Ground Floor

Approx. 67.3 sq. metres (724.8 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



Total area: approx. 116.5 sq. metres (1254.4 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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