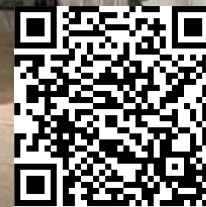


PAYNE & Co



Staines Road, Ilford

Guide Price £550,000 – £575,000

This three-bedroom end of terrace house is offered for sale in Ilford and is presented in good condition throughout. The property is suited to first-time buyers and families, with off-street parking, an attached garage and a south-facing rear garden extending in excess of 70ft. On the ground floor, there are two separate reception rooms. The front living room features a bay window and a fireplace, providing a defined space for relaxation. To the rear, the dining room has direct access to the garden, creating a clear link between indoor and outdoor areas. The kitchen also leads to the garden, offering a practical layout for day-to-day use and entertaining.

Upstairs, there are three bedrooms, comprising two doubles and one single, along with a first-floor bathroom. The property has been well maintained and offers potential to extend to the side, loft and rear, subject to the usual planning permissions.

The rear garden benefits from a sunny aspect, with a decked area and steps down to a lawn and mature planting. This outdoor space is suitable for families and those who value private garden space.

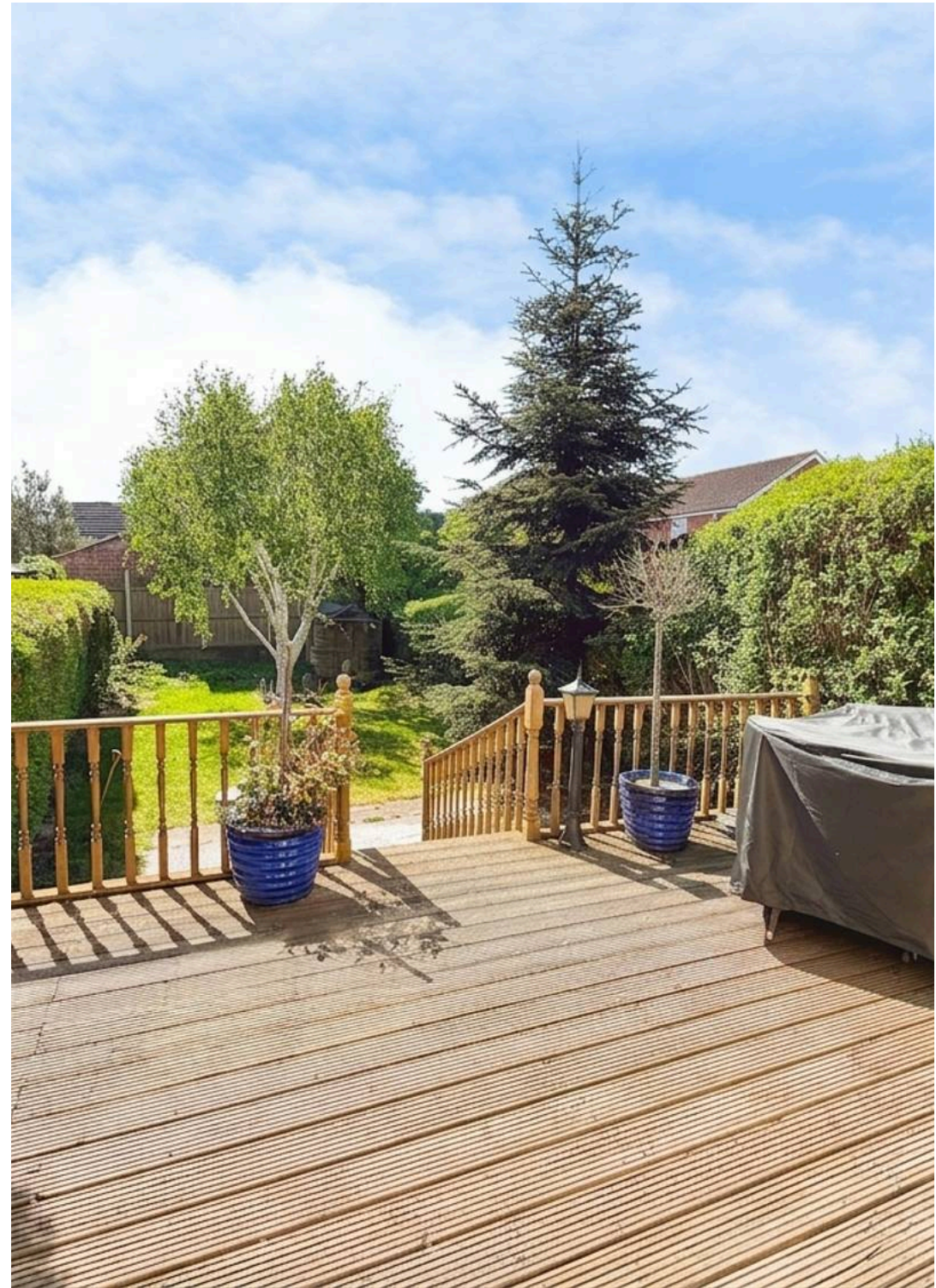
The house is located in Ilford, with access to local amenities including shops, cafés and services on Ilford Lane and Ilford town centre. Nearby parks such as South Park and Valentines Park provide green space, play areas and walking routes. The area offers a range of nearby schools, including primary and secondary options.

Public transport links include Ilford station, with Elizabeth Line services to Stratford in around 10 minutes and Liverpool Street in approximately 20 minutes, and Seven Kings station with similar journey times. Local bus routes connect the property to surrounding areas and town centres. The property is offered with no onward chain.

Council Tax: London Borough of Redbridge. Tax Band D – £2,294.58 per annum (2026/2027)

Tenure: Freehold | EPC Energy Efficiency Rating: D

- End of terrace family home
- Three bedrooms, two doubles
- Two separate reception rooms
- Off-street parking plus attached garage
- South-facing 70ft private garden
- Well-maintained, move-in condition
- Potential to extend STPP
- No onward chain



Hallway

Lounge

15' 6" x 12' 8" (4.72m x 3.86m)

Reception

12' 2" x 11' 5" (3.72m x 3.49m)

Kitchen

9' 0" x 6' 9" (2.74m x 2.05m)

Landing

Bedroom

15' 11" x 11' 4" (4.86m x 3.46m)

Bedroom

12' 5" x 10' 7" (3.78m x 3.23m)

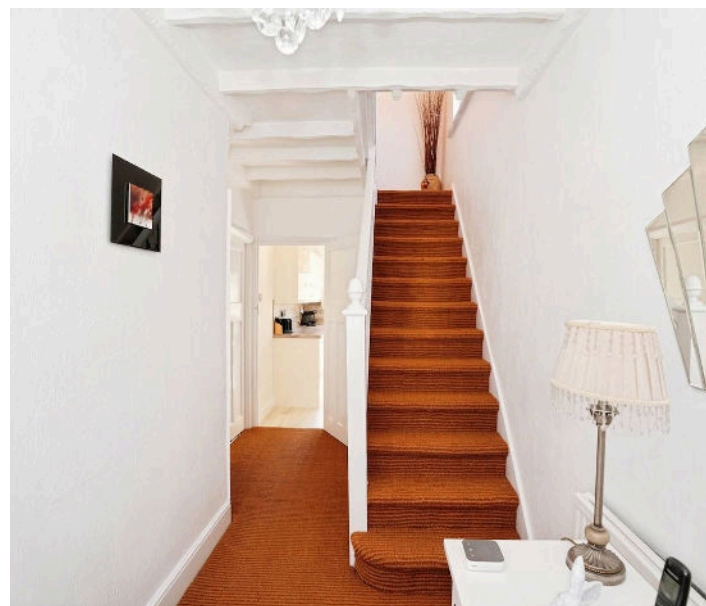
Bedroom

8' 7" x 7' 0" (2.62m x 2.14m)

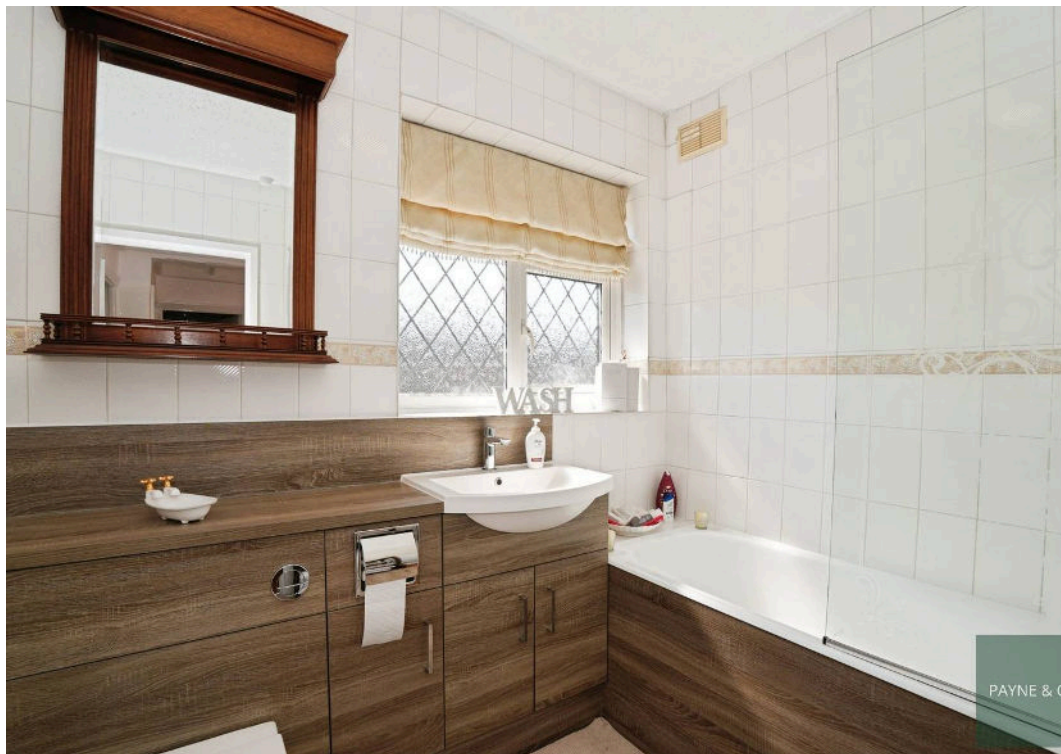
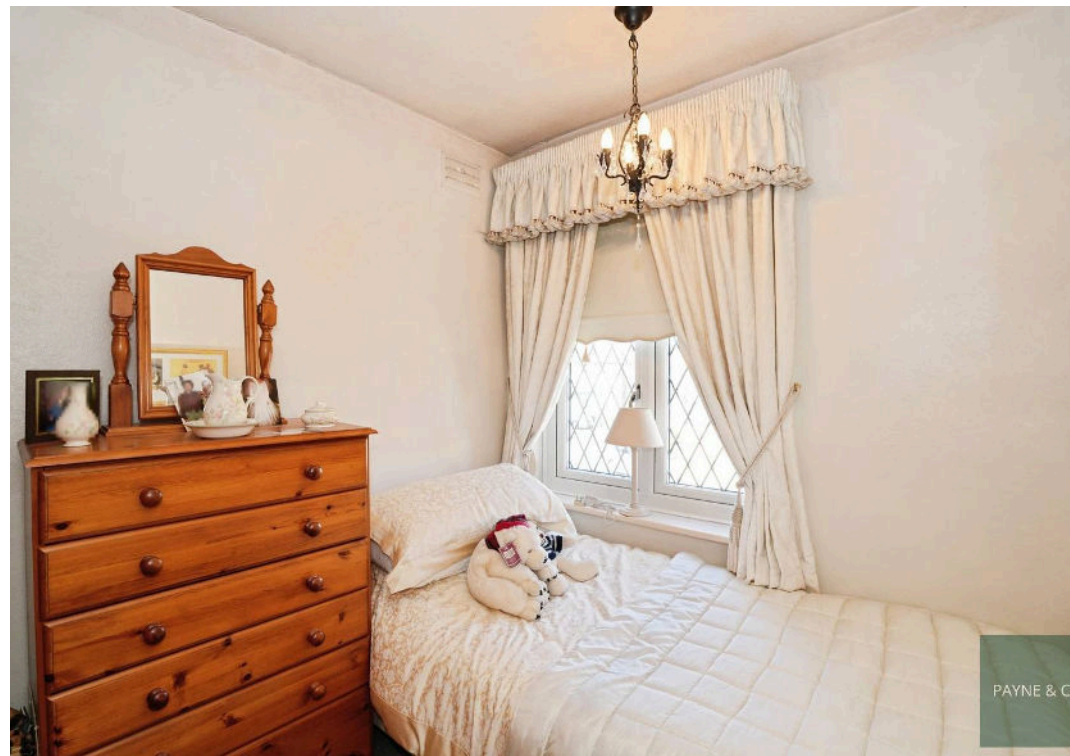
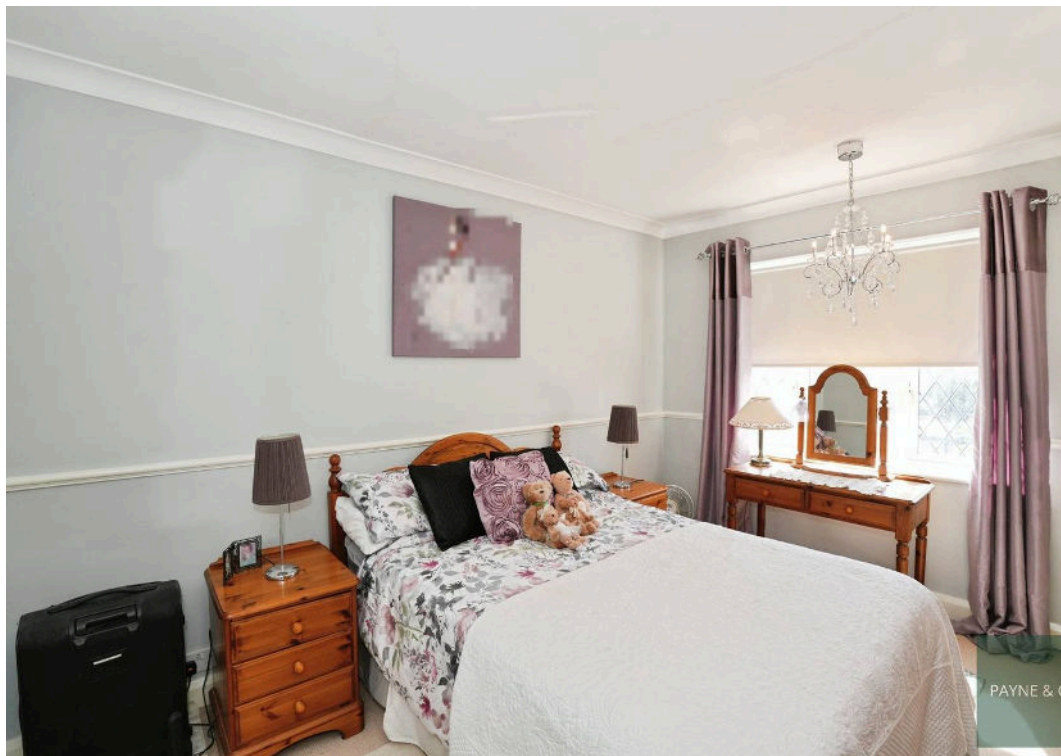
Bathroom

Garage

17' 2" x 7' 4" (5.22m x 2.23m)

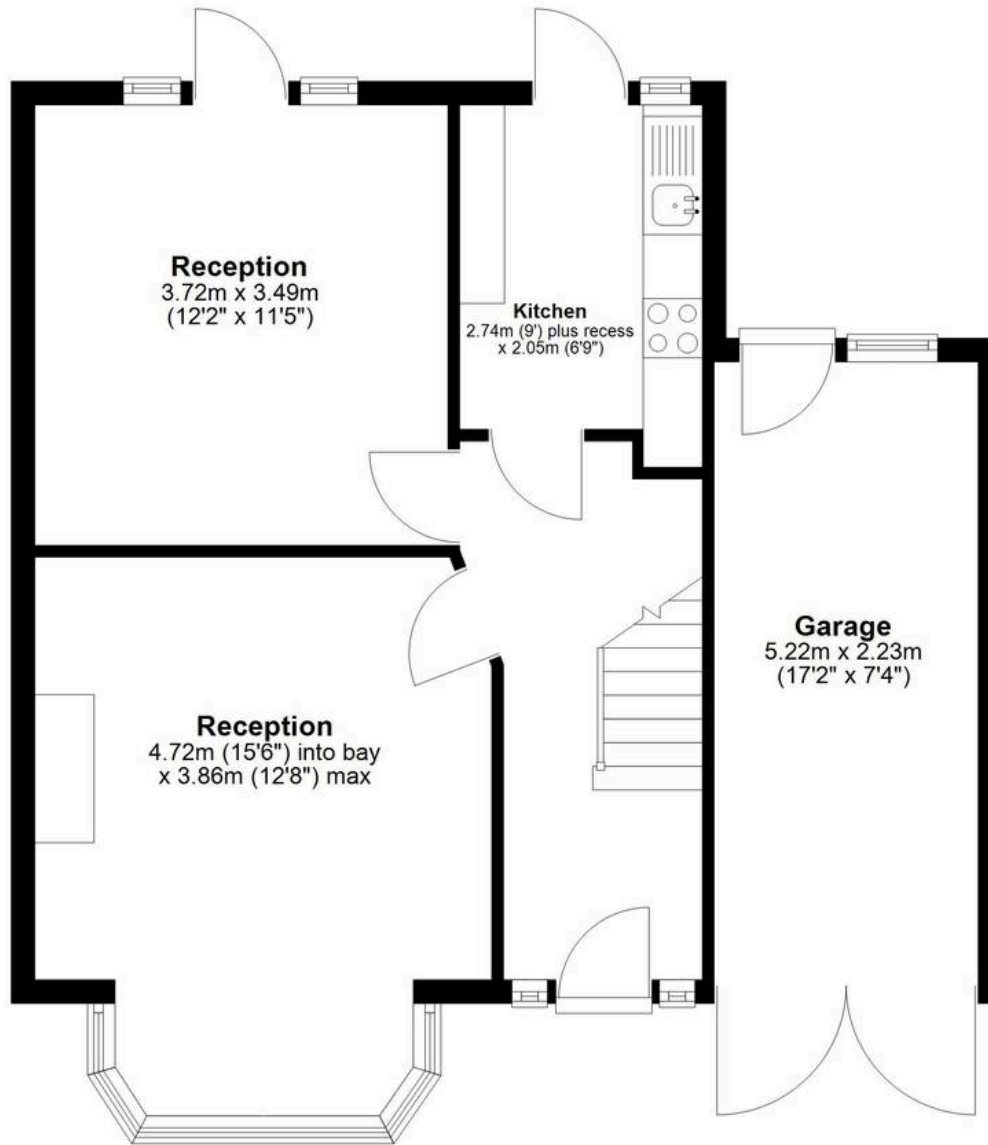






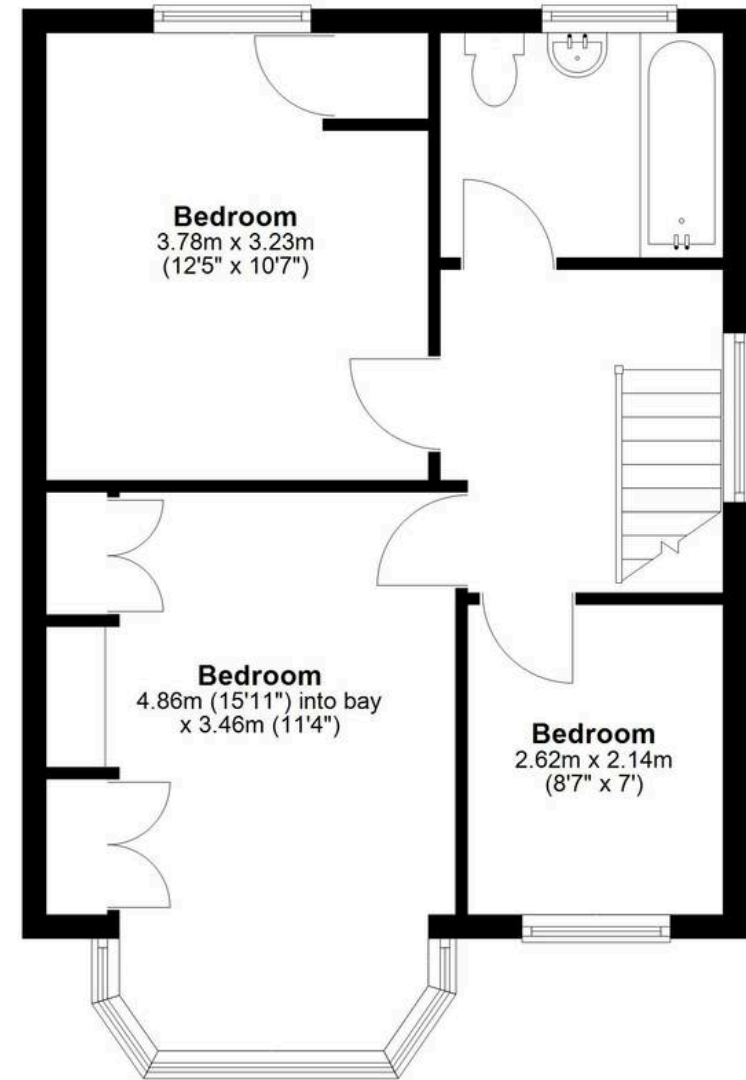
Ground Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



Total area: approx. 102.0 sq. metres (1098.0 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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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.