

PAYNE & Co



Thorold Road, Ilford

Guide Price £600,000

Guide Price: £600,000 – £625,000

Payne & Co are delighted to offer for sale this three-bedroom end-of-terrace home in the sought-after Commonwealth Estate area of Ilford. Ideal for first-time buyers, investors, and families, the property requires modernisation throughout, presenting an excellent opportunity for purchasers to refurbish and style the home to their own taste and specification.

The ground floor comprises a spacious through-lounge reception room, a kitchen with dining space leading to a conservatory, and a convenient ground floor WC. To the first floor, there are three well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from off-street parking to the front and a generous rear garden measuring approximately 58ft, providing ample outdoor space for entertaining, gardening, or future extension potential (subject to planning permission).

Situated on a highly sought-after residential road, the property is ideally positioned within easy reach of several Ofsted-rated Outstanding and Good schools, including Christchurch Primary School, Seven Kings High School, and Valentines High School, Valentines Park and a range of local amenities and places of worship.

Transport links are a particular highlight. Ilford railway station (Elizabeth line) provides fast and convenient access into central London, with journeys to Liverpool Street station typically taking approximately 15–20 minutes, alongside onward connections to the West End and beyond. A selection of local bus routes also serves the area, connecting to neighbouring districts.

The property is offered chain free, allowing for a straightforward and potentially quicker transaction.

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

- Three double bedrooms
- Through Lounge Reception Room
- Kitchen with dining space
- Sought-after Commonwealth Estate location
- Approx. 58ft private rear garden
- First Floor Family Bathroom
- Ground Floor WC
- No onward chain sale



Through Lounge
22' 1" x 13' 1" (6.73m x 3.99m)

Ground Floor Wc

Kitchen
17' 11" x 10' 8" (5.46m x 3.25m)

Conservatory
4' 6" x 10' 10" (1.37m x 3.30m)

Bedroom One
11' 1" x 17' 0" (3.38m x 5.18m)

Bedroom Two
10' 11" x 11' 3" (3.33m x 3.43m)

Bedroom Three
11' 9" x 10' 7" (3.58m x 3.23m)

Bathroom

Wc

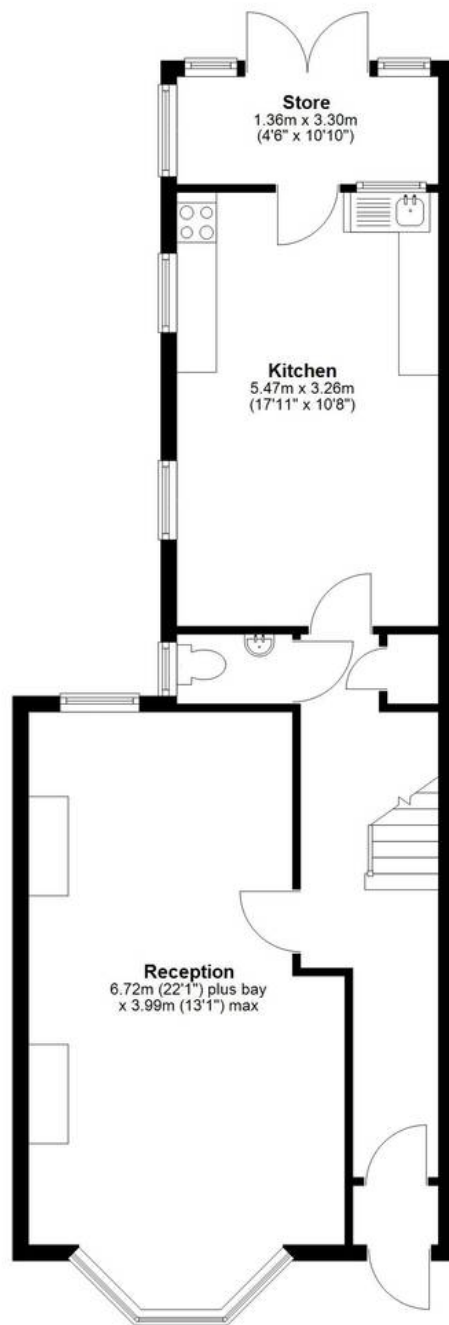






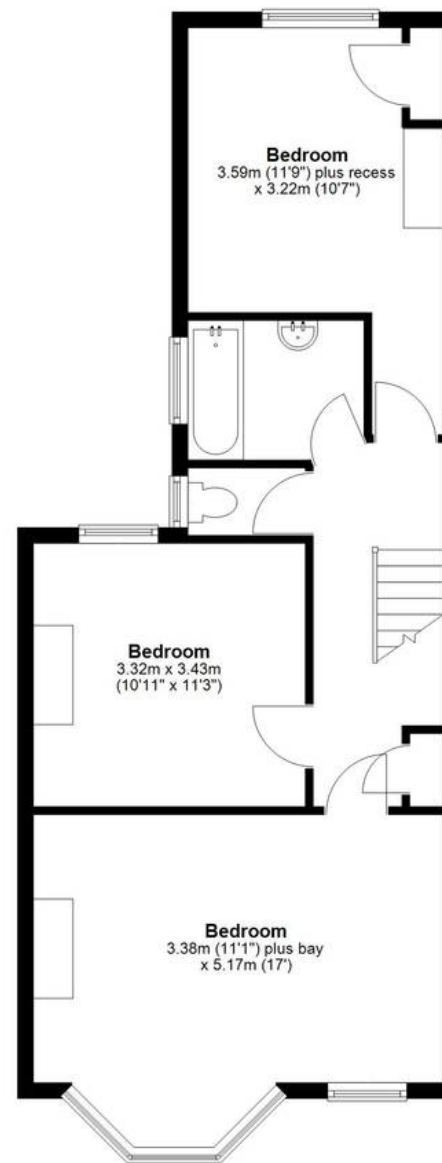
Ground Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



Total area: approx. 117.8 sq. metres (1267.8 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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