

PAYNE & Co

Wallington Road, Seven Kings

Ilford

Guide Price £450,000 – £475,000

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NO PARKING
KEEP DRIVEWAY
CLEAR
THANK YOU

Guide Price £450,000 – £475,000. This semi-detached house for sale is bought to you with a blank canvas. The property offers a wealth of potential for those seeking a project, with the opportunity to create an ideal home tailored to your personal taste. The house currently comprises of three bedrooms and one bathroom, which can be renovated to your liking. The property also has a through reception room, providing ample space for relaxation or entertainment needs. Within the layout of the kitchen, allows for the opportunity to design and install your own bespoke kitchen area. One of the key features of this property is its side access, which offers additional convenience and flexibility in terms of usage. Whether you're looking to renovate for personal use, or considering an investment with potential for value growth, this property could be the right choice for you. Please note that this is a semi-detached house, providing you with a balance of privacy and community living. The property is listed for sale and is awaiting someone with a vision to transform it into a beautiful home.

Council Tax: London Borough of Redbridge

Tax Band D – £2,294.58 per annum (2026/2027)

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Semi Detached House
- Three Bedrooms
- Through Lounge
- Side Access
- Potential to Extend (STPP)
- Rear Garden
- Outside WC
- No Onward Chain



Hallway

Lounge

23' 5" x 12' 2" (7.14m x 3.71m)

Kitchen

15' 3" x 9' 4" (4.65m x 2.84m)

First Floor

Bedroom One

15' 2" x 11' 11" (4.62m x 3.63m)

Bedroom Two

11' 10" x 9' 4" (3.61m x 2.84m)

Bedroom Three

9' 4" x 8' 2" (2.84m x 2.49m)

First Floor Bathroom/WC

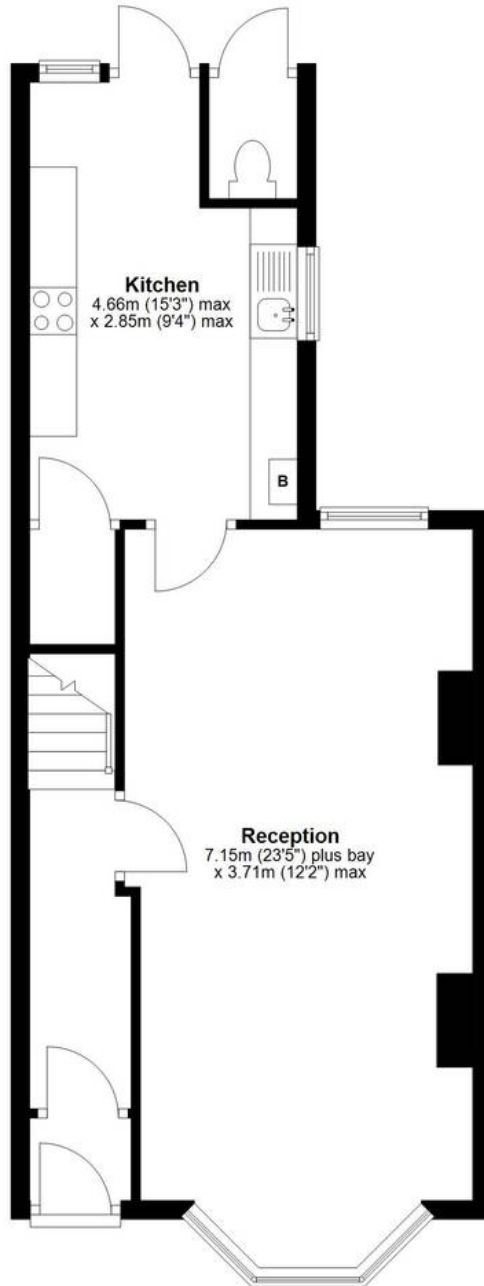
Outside WC





Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



Total area: approx. 94.0 sq. metres (1012.1 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

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