

PAYNE & Co

Wanstead Park Road, Ilford

Guide Price £525,000 – £550,000



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This four-bedroom terraced house in North Ilford presents an excellent opportunity for buyers seeking a property with scope to modernise and add value.

The ground floor features two separate reception rooms. The front reception benefits from large windows and a fireplace, while the rear reception provides direct access to a south-west facing garden extending to approximately 48ft. The kitchen also opens onto the garden, creating a practical and functional layout for everyday living. A spacious entrance hallway enhances the sense of arrival, and a number of original features add character throughout.

Upstairs, the first floor comprises four bedrooms and a family bathroom.

The property requires refurbishment but offers strong potential for extension, subject to the usual planning permissions.

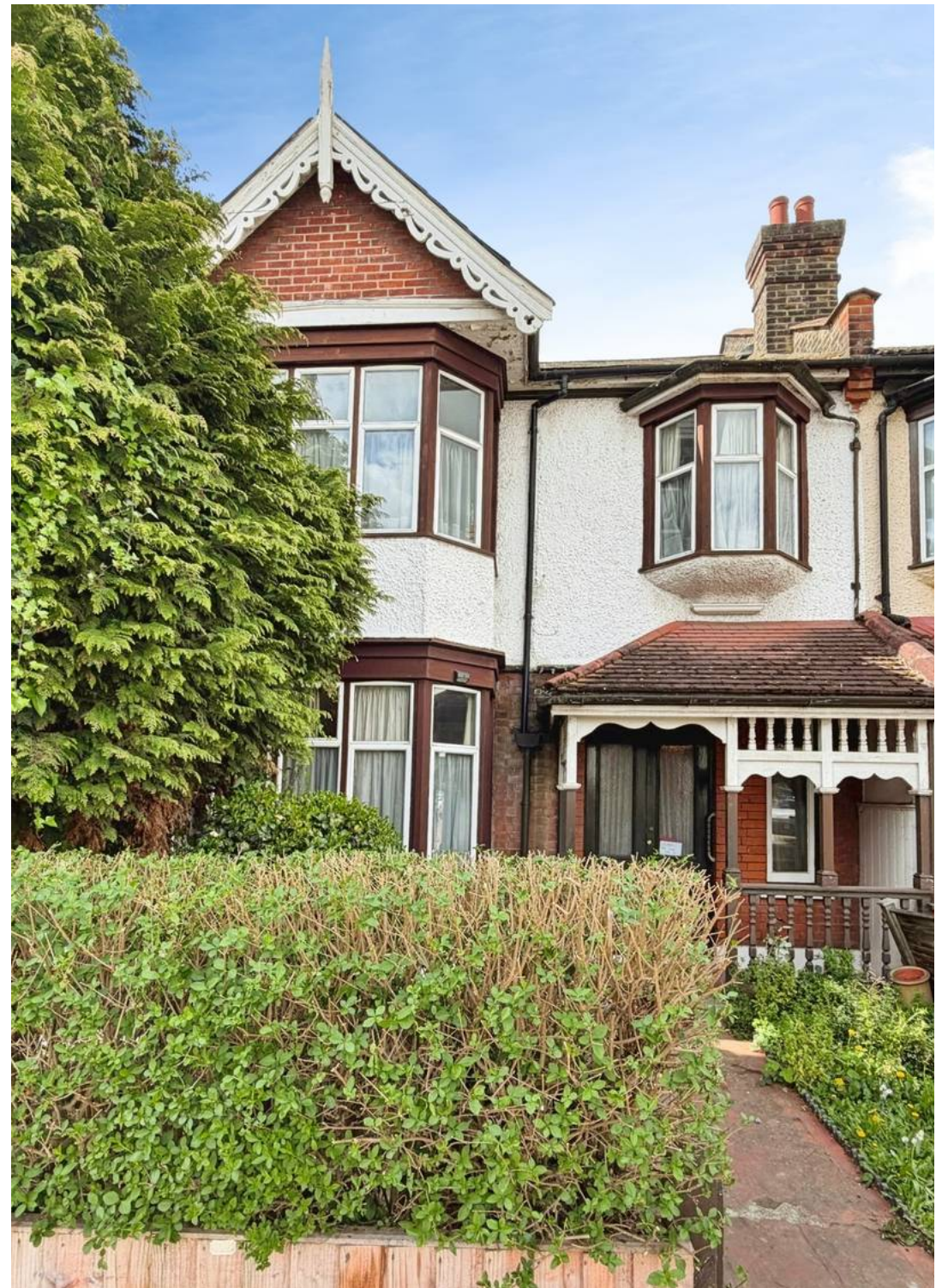
Conveniently located, the house is within easy reach of local amenities, well-regarded schools, and green open spaces including Valentines Park and Wanstead Park. Ilford High Road provides a wide selection of shops, cafés and everyday services.

Transport connections are excellent, with Ilford station offering fast and convenient access via the Elizabeth line. Journeys to Liverpool Street Station typically take around 20 minutes, with further connections to the West End and Heathrow.

Offered with no onward chain, this property is well suited to first-time buyers, families, or investors looking for a home with clear potential for improvement.

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

- Four-bedroom terraced family home
- Two separate reception rooms
- South-west facing 48ft garden
- Original character features throughout
- Scope for modernisation and upgrade
- Potential to extend, STPP
- No onward chain sale
- Near Wanstead and Valentines Parks



Hallway

Reception

11' 2" x 14' 4" (3.40m x 4.37m)

Reception

13' 7" x 13' 3" (4.14m x 4.04m)

Kitchen

10' 0" x 9' 5" (3.05m x 2.87m)

First Floor

Bedroom

13' 4" x 13' 8" (4.06m x 4.17m)

Bedroom

11' 6" x 10' 0" (3.51m x 3.05m)

Bedroom

10' 3" x 9' 3" (3.12m x 2.82m)

Bedroom

10' 1" x 7' 8" (3.07m x 2.34m)

Bathroom

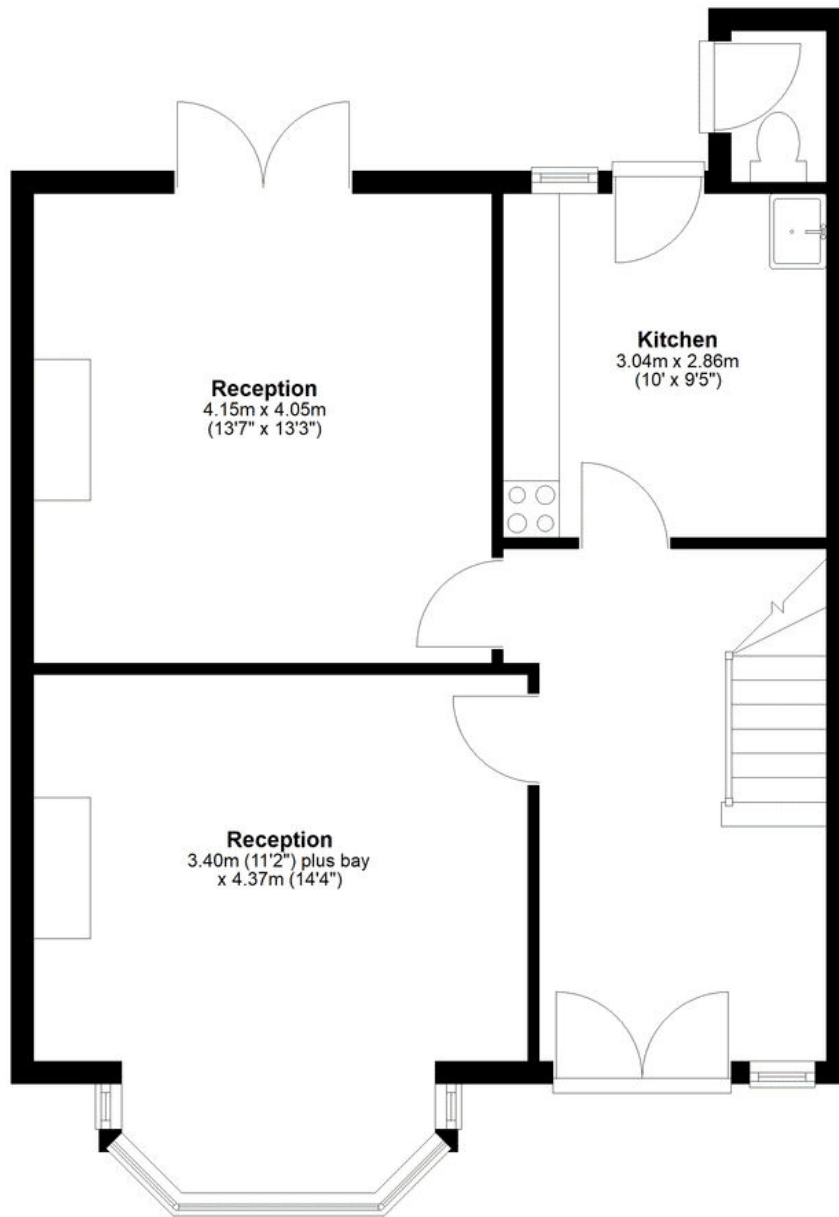






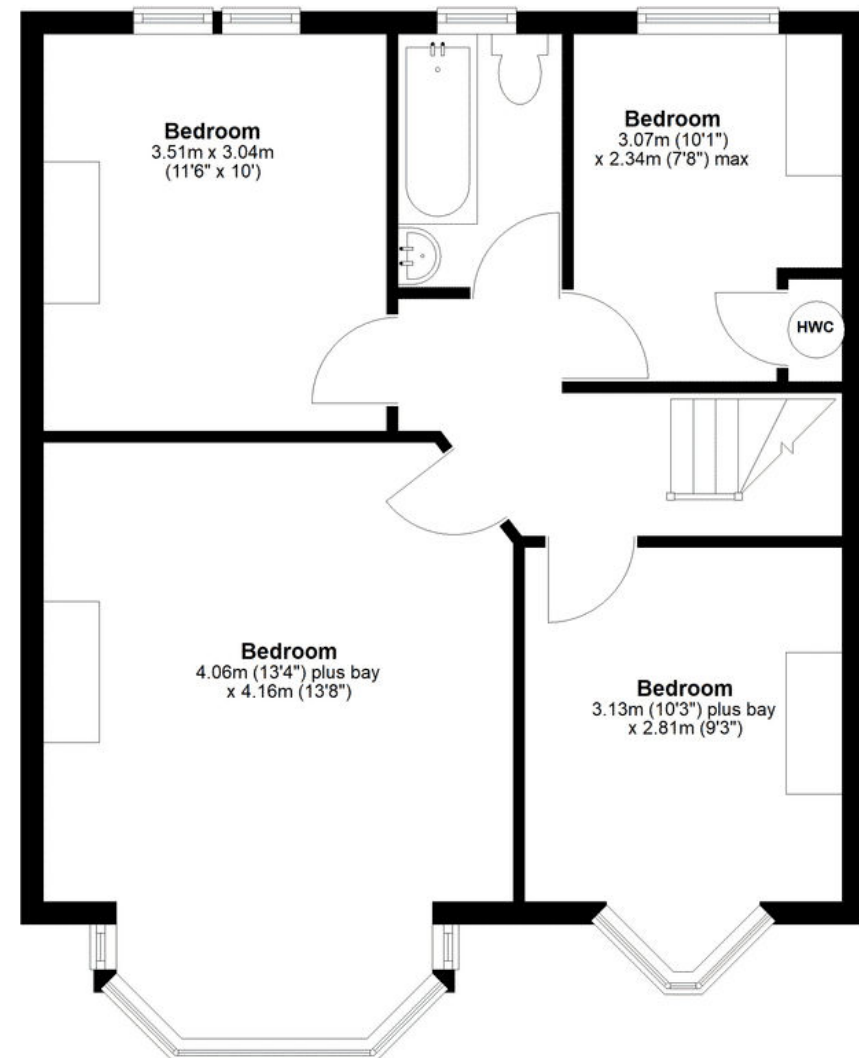
Ground Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



First Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



Total area: approx. 113.5 sq. metres (1221.9 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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