

PAYNE & Co

Ingleby Road, Ilford

Guide Price £650,000 - £700,000

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Offered for sale is this three-bedroom terraced house located within the sought-after Commonwealth Estate in Ilford, just a short distance from the Elizabeth Line and a range of local amenities. The property benefits from excellent access to public transport links, as well as proximity to reputable schools and the open spaces of Valentines Park.

The accommodation features a spacious 22ft through lounge, providing an inviting area for relaxation and entertaining. The modern kitchen incorporates a dedicated dining space and utility room, with direct access to the north-facing rear garden, which extends approximately 25ft and has been designed for low maintenance. Two bathrooms are provided: a first-floor family bathroom and a ground-floor shower room with WC for added convenience.

All three bedrooms are doubles, with bedrooms one and three benefitting from built-in wardrobes, ensuring ample storage. Additional useful spaces include a basement and a boarded loft with a pull-down ladder, ideal for further storage requirements.

To the front of the house, off-street parking is available. This well-presented home offers a practical and comfortable layout, making it an appealing option for families and first-time buyers seeking a convenient lifestyle in a well-connected neighbourhood.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three double bedrooms
- Spacious 22ft through lounge
- Modern kitchen with dining area
- Basement and boarded loft storage
- Low maintenance rear garden
- Sought-after Commonwealth Estate location
- Off-street parking



Hallway

Through Lounge

12' 9" x 22' 5" (3.89m x 6.83m)

Kitchen/Diner

17' 2" x 10' 10" (5.23m x 3.30m)

Utility Room

Shower Room/Wc

First Floor

Landing

Bedroom One

17' 3" x 11' 0" (5.26m x 3.35m)

Bedroom Two

11' 1" x 11' 4" (3.38m x 3.45m)

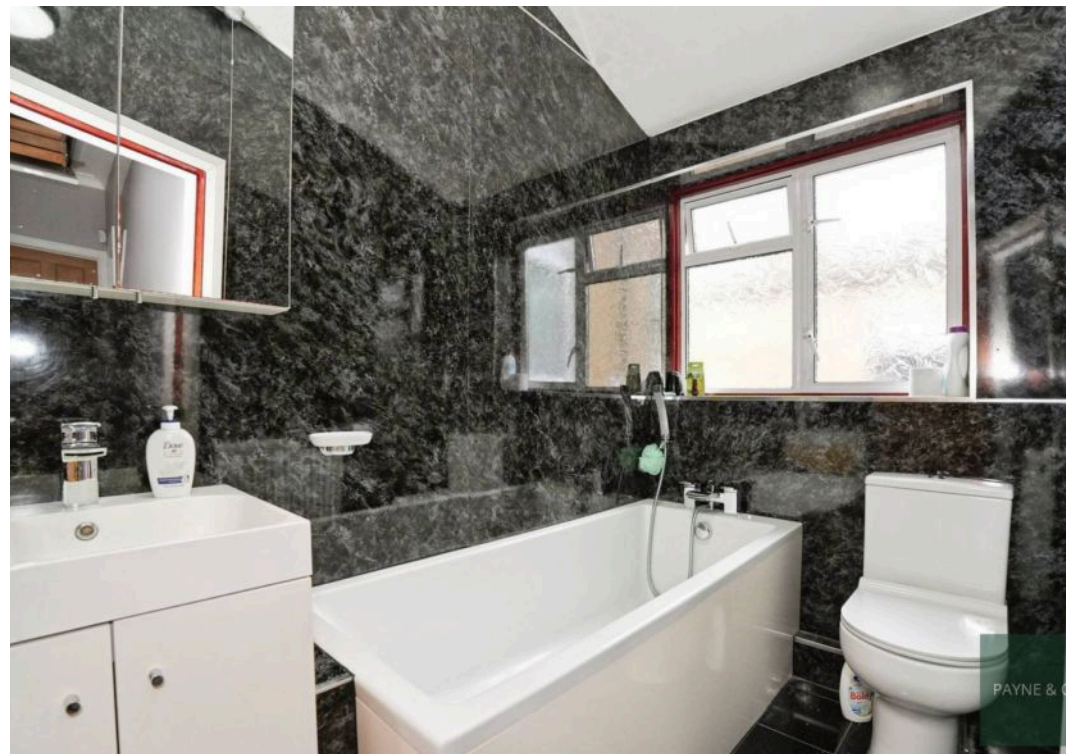
Bedroom Three

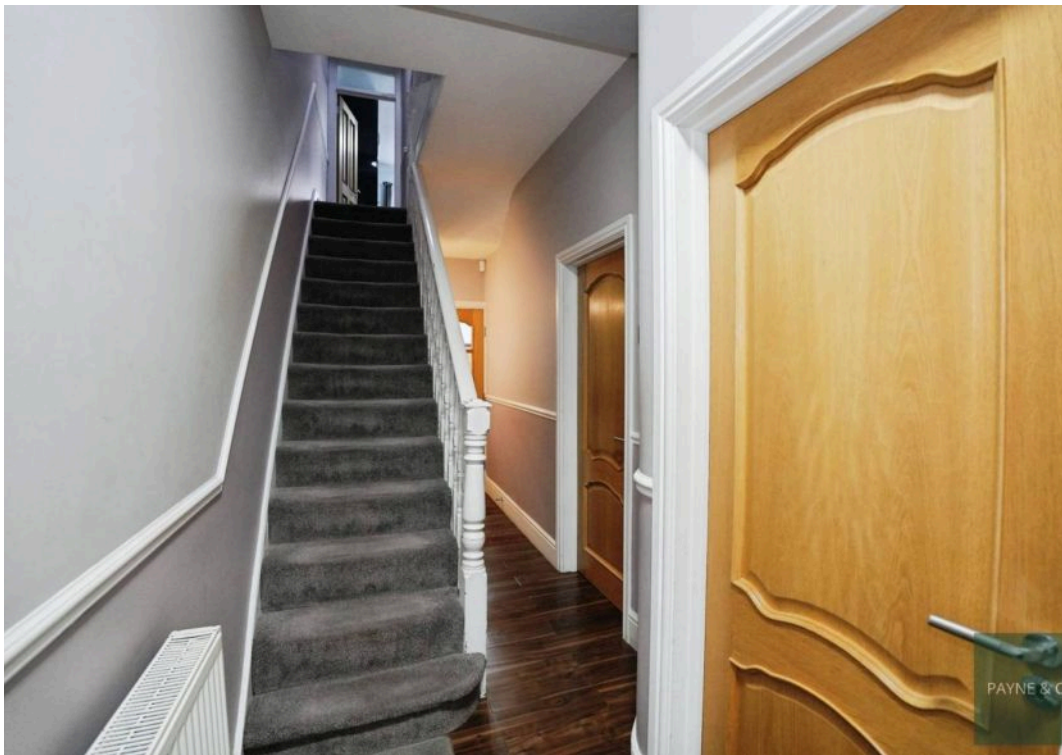
13' 7" x 10' 10" (4.14m x 3.30m)

Bathroom

Loft Area

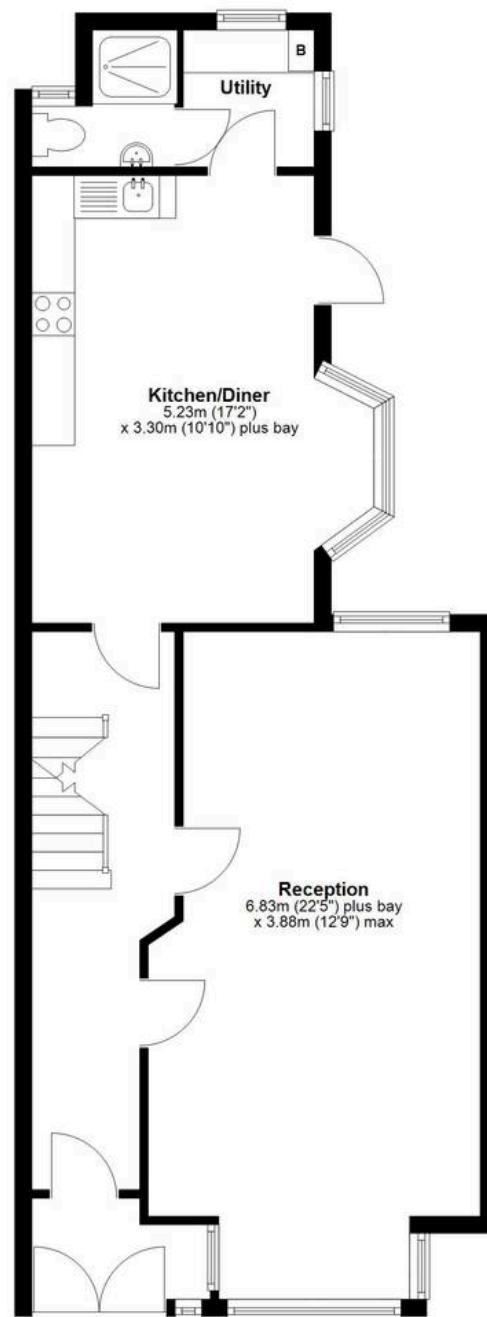






Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



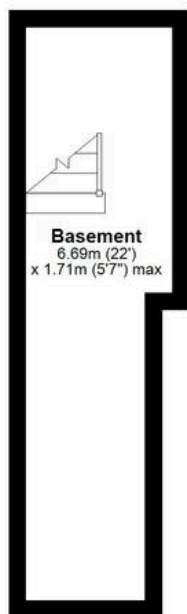
First Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



Basement

Approx. 10.3 sq. metres (110.7 sq. feet)

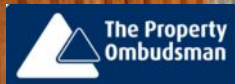


Total area: approx. 129.7 sq. metres (1395.9 sq. feet)

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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