

PAYNE & Co

11 Melbourne Road, Ilford

Ilford

Guide Price £750,000

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Guide Price £750,000 – £800,000. Located in the sought-after Commonwealth Estate in North Ilford, this spacious four-bedroom end-of-terrace family home offers versatile living accommodation close to Valentines Park and Ilford Elizabeth Line Station.

The ground floor features three generous reception rooms, including a front lounge with a charming square bay window, a separate dining area, and a rear reception room with direct access to a private garden. A kitchen completes the ground floor layout.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom.

Additional benefits include off-street parking, shared side access, and potential to extend (subject to planning permission).

Situated close to Christchurch School, reputable local amenities, and excellent transport links, this property presents a fantastic opportunity for families and first-time buyers alike.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four bedrooms
- Three reception rooms
- Family bathroom
- Private rear garden
- Off-street parking
- Potential to extend (STPP)



Ground Floor

Hallway

Basement

16' 11" x 11' 3" (5.16m x 3.43m)

Reception One

12' 4" x 16' 5" (3.75m x 5.00m)

Reception Two

13' 5" x 13' 3" (4.08m x 4.03m)

Dining Room

11' 11" x 11' 5" (3.63m x 3.48m)

Kitchen

12' 9" x 8' 0" (3.88m x 2.43m)

First Floor

Bedroom One

12' 6" x 13' 3" (3.81m x 4.03m)

Bedroom Two

13' 5" x 7' 5" (4.08m x 2.26m)

Bedroom Three

12' 6" x 9' 1" (3.81m x 2.76m)

Bedroom Four

9' 0" x 8' 2" (2.74m x 2.48m)

First Floor Bathroom/WC

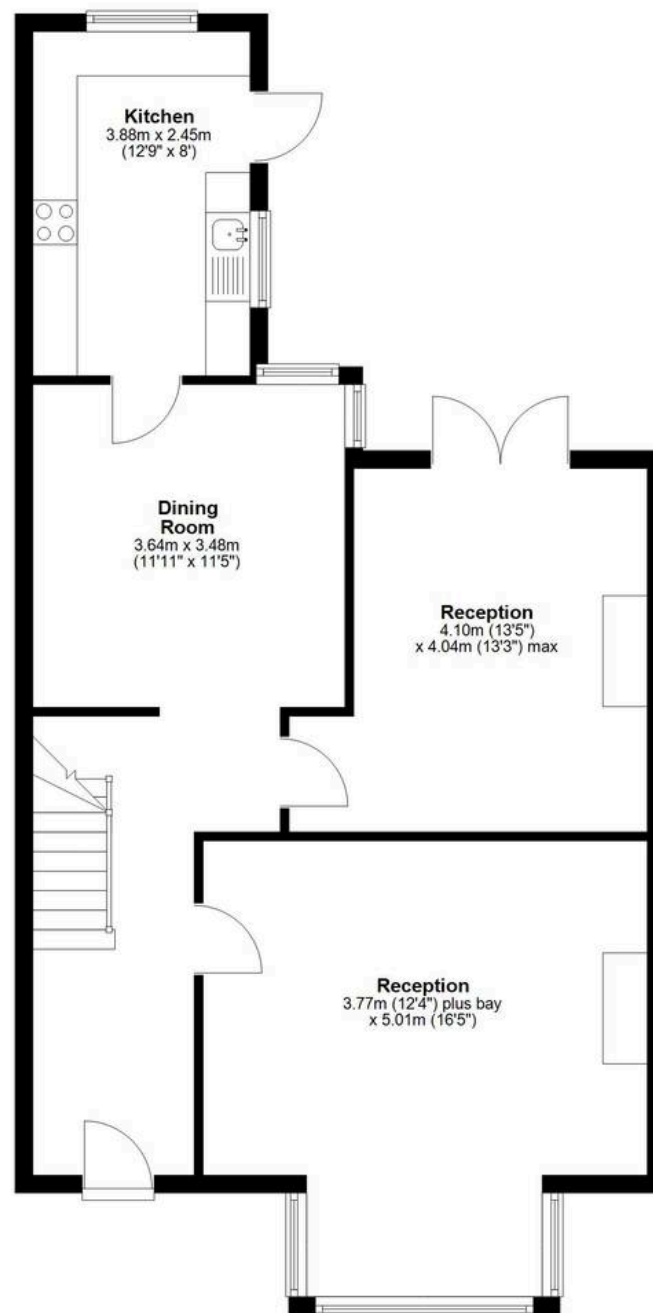






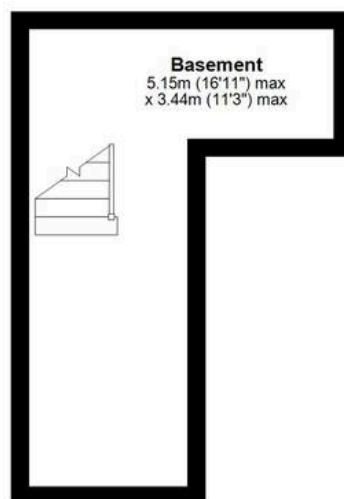
Ground Floor

Approx. 71.8 sq. metres (772.9 sq. feet)



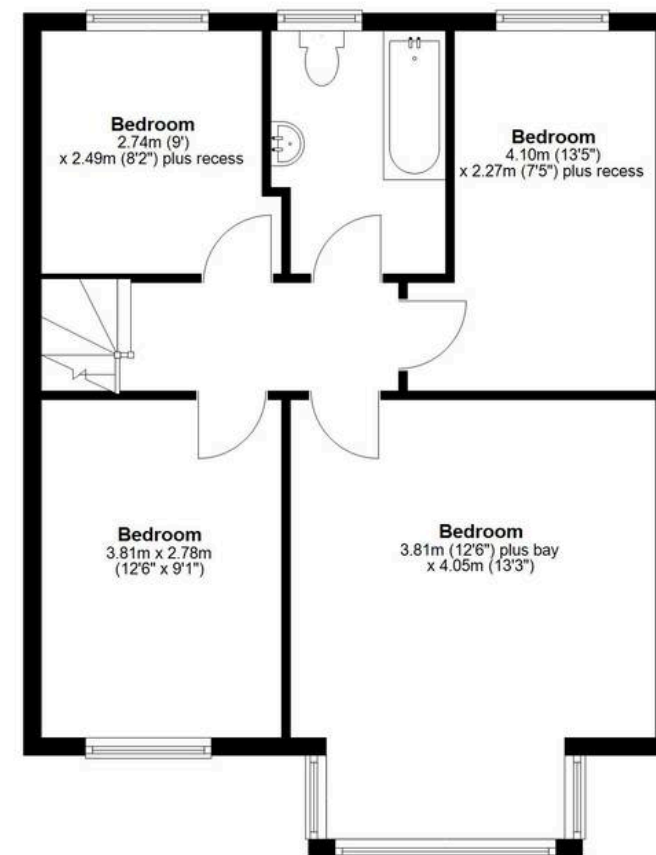
Basement

Approx. 11.2 sq. metres (121.1 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 141.4 sq. metres (1522.3 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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