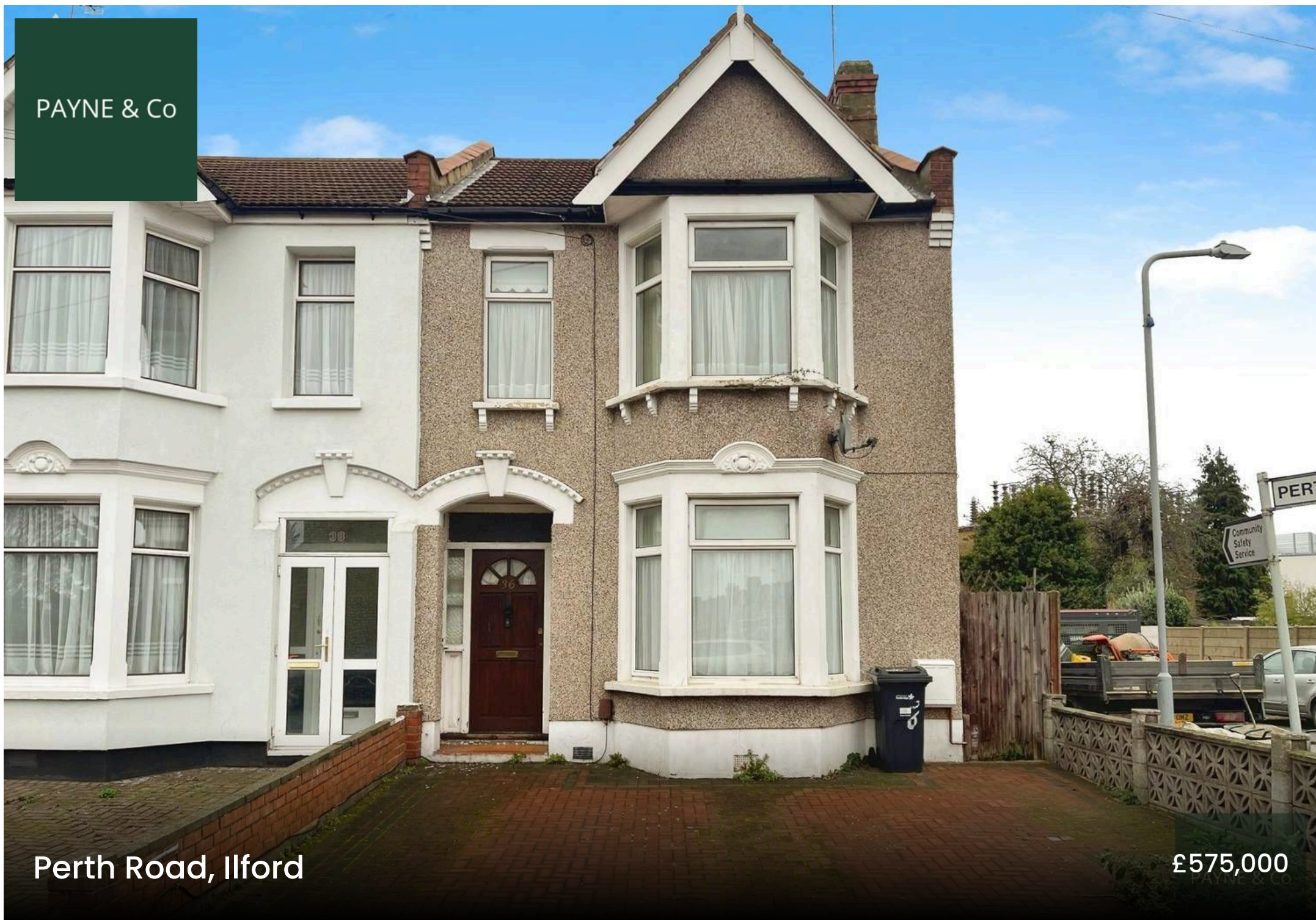


PAYNE & Co

Perth Road, Ilford

£575,000



Payne & Co are pleased to offer for sale this three-bedroom end of terrace house on Perth Road. The property requires modernisation and offers a through lounge reception room, a kitchen, and two bathrooms—one located on the first floor, and a shower room on the ground floor. The bedrooms comprise two doubles and one single. Further benefits include no onward chain, off street parking, an approximately 50ft north-east facing rear garden, garages/outbuildings are accessed from the back garden and Perth Terrace. Subject to planning permission there is scope to extend the property.

The property is well positioned for families and commuters. Several local schools are situated nearby, making this an option for families with children. For outdoor activities, Valentines Park, one of Ilford's largest green spaces, offering walking routes, sports facilities, and children's play areas.

There are convenient public transport links, with Newbury Park and Gants Hill Underground Stations on the Central Line, allowing for direct journeys into central London, with Liverpool Street reachable in approximately 25 minutes. Ilford High Road provides a variety of shops, cafés, and essential amenities catering to daily needs.

This property could appeal to first-time buyers, investors, or families seeking a project in an accessible Ilford location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three bedrooms
- Through lounge reception room
- Two bathrooms
- No onward chain
- Three outbuildings/garages to rear
- Off street parking
- Requires modernisation



Hallway

Through Lounge

24' 5" x 12' 4" (7.44m x 3.76m)

Ground Floor Shower/WC

Kitchen

11' 3" x 10' 2" (3.43m x 3.10m)

First Floor

Bedroom One

12' 0" x 10' 11" (3.66m x 3.33m)

Bedroom Two

11' 11" x 10' 0" (3.63m x 3.05m)

Bedroom Three

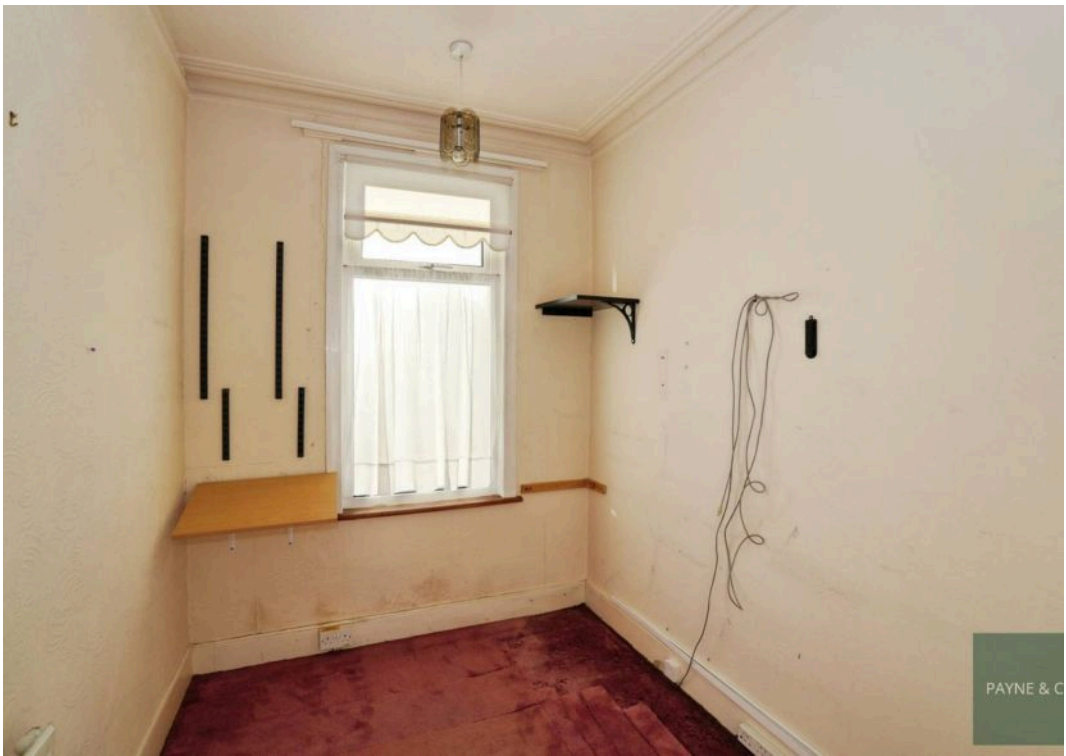
8' 4" x 6' 7" (2.54m x 2.01m)

First Floor Bathroom/WC

Three outbuildings/garages

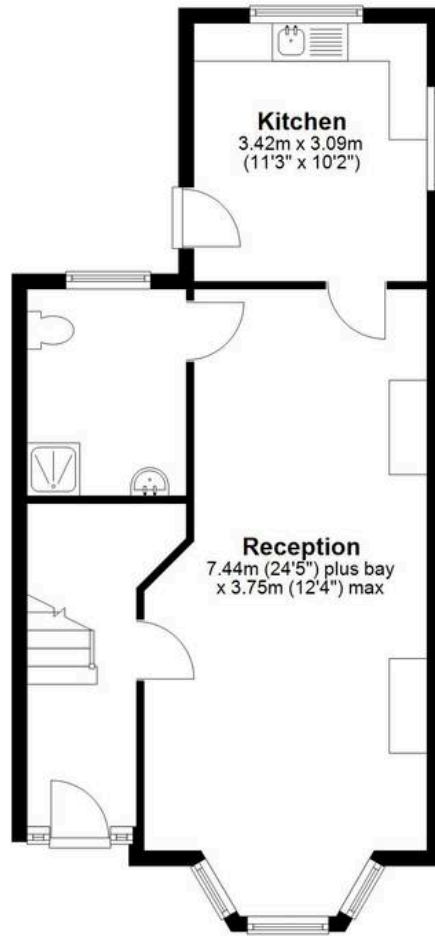
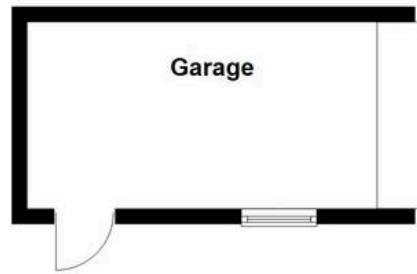






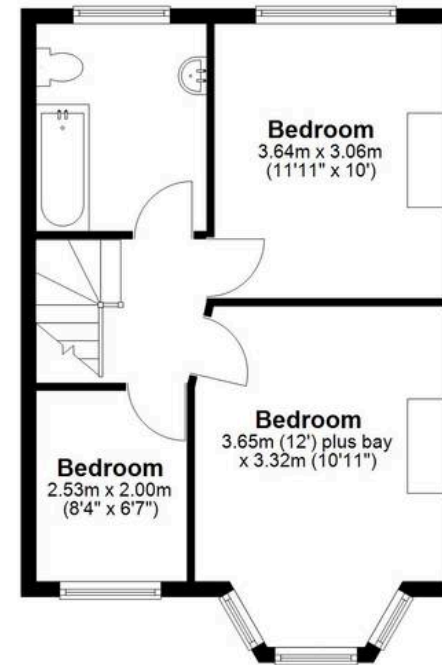
Ground Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 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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A private rental licensing scheme applies to some properties in this area, please contact us before proceeding. Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details. Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.