

PAYNE & Co

Ingleby Road, Ilford

Guide Price £750,000

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Guide Price £750,000 – £775,000. Payne & Co are pleased to offer this well-presented five-bedroom terraced house for sale in the popular Commonwealth Estate area of Ilford, with spacious accommodation arranged over three floors.

The ground floor features a bright through lounge providing the main reception space, with a wet room conveniently located off the reception. To the rear, the extended kitchen incorporates dining space and opens directly onto the garden, creating a practical and sociable layout for everyday living. A cellar provides additional useful storage.

The first floor comprises three double bedrooms, all retaining feature fireplaces, along with a family bathroom. The second floor offers further versatile accommodation, including a double bedroom with eaves storage, a single bedroom, and a shower room, making the property well suited to larger families or those requiring home working space.

Externally, the house benefits from off-street parking and an electric vehicle charging point. The south-east facing rear garden extends to approximately 46ft, offering a pleasant outdoor space for relaxation or entertaining.

The property is ideally located to Valentines Park, providing green open spaces, leisure facilities and scenic walking routes. Ilford's high street offers a range of shops, cafés and local amenities.

Ilford station is within proximity, providing services to London Liverpool Street and access to the Elizabeth line, with connections to Stratford, Canary Wharf and central London. Typical journey times to central London are approximately 20–30 minutes, depending on the route and time of travel. Local bus services further enhance connectivity to surrounding areas.

With nearby schools and amenities, this property represents an excellent opportunity for families and first-time buyers seeking to establish themselves in a highly regarded location.

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

- Five-bedroom terraced house | Three floors
- Commonwealth Estate, Ilford
- Off-street parking & EV charger
- Extended kitchen/diner | Two bathrooms + wet room
- South-east facing garden approx. 46ft
- Close to Valentines Park & Ilford station (Elizabeth line)



Hallway

Reception Room

11' 6" x 13' 5" (3.51m x 4.09m)

Reception Room

10' 4" x 11' 10" (3.15m x 3.61m)

Wet Room

Kitchen/Diner

17' 2" x 16' 11" (5.23m x 5.16m)

Basement

22' 5" x 5' 5" (6.83m x 1.65m)

Bedroom One

10' 11" x 17' 9" (3.33m x 5.41m)

Bedroom Two

11' 1" x 11' 9" (3.38m x 3.58m)

Bedroom Three

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

Bathroom

Bedroom Four

16' 5" x 15' 9" (5.00m x 4.80m)

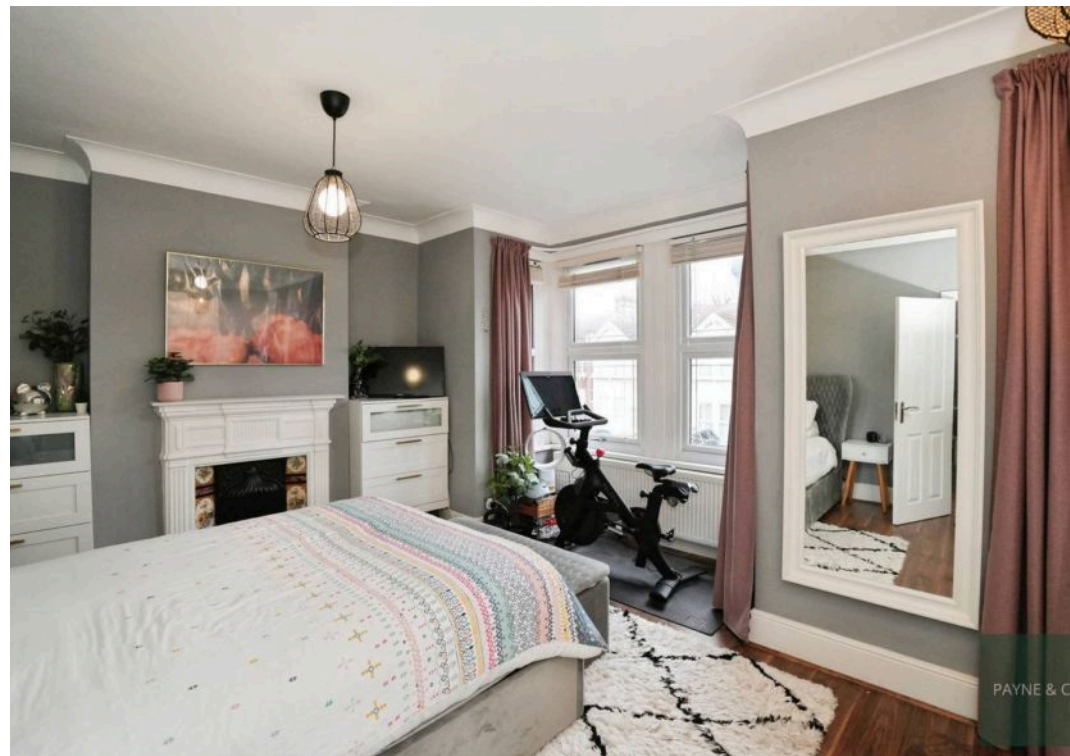
Bedroom Five

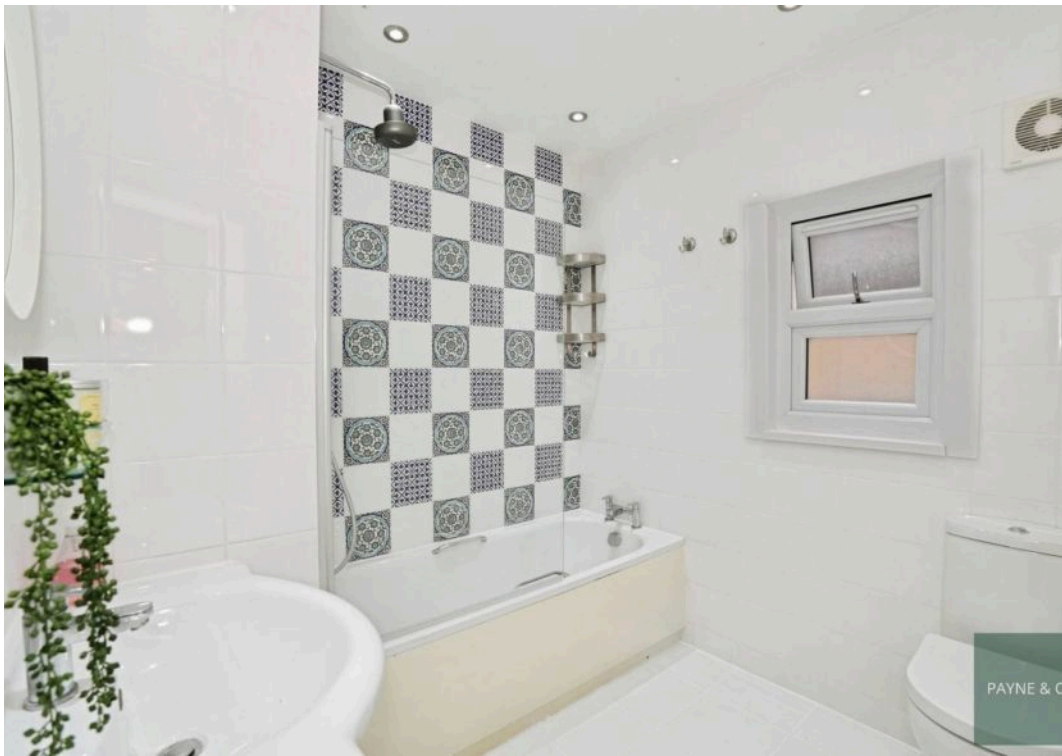
8' 0" x 10' 10" (2.44m x 3.30m)

Shower Room



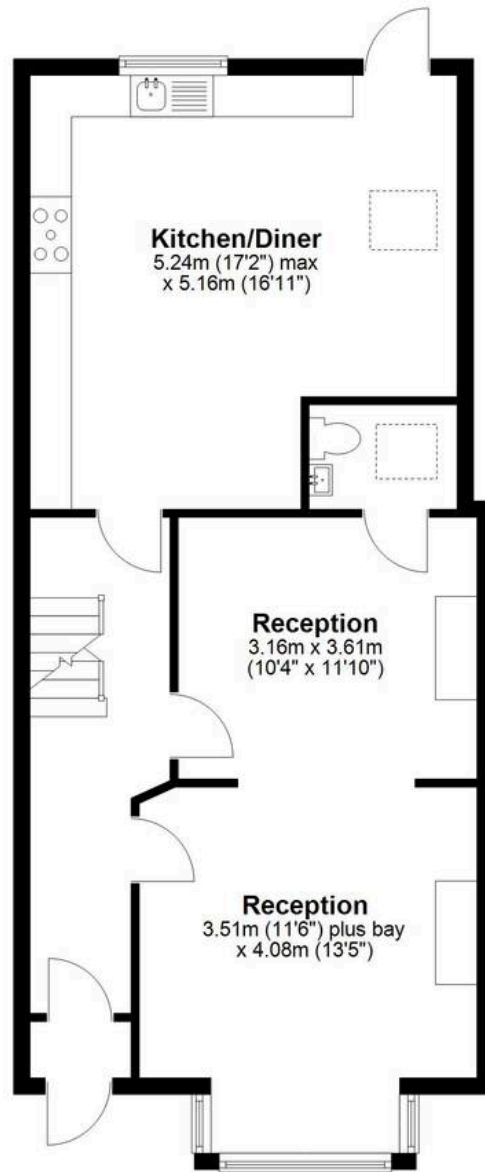






Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



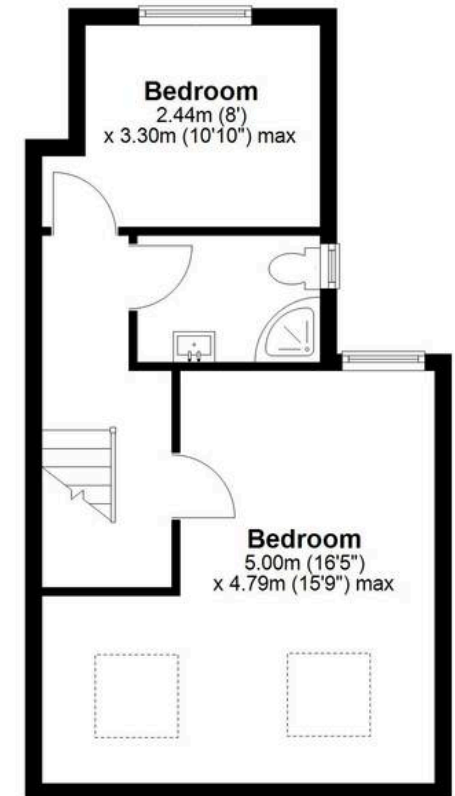
First Floor

Approx. 56.6 sq. metres (609.4 sq. feet)



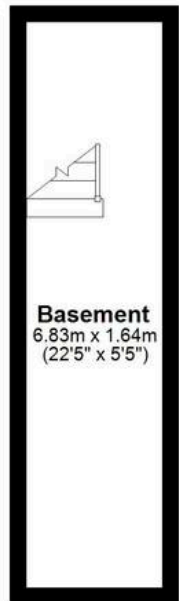
Second Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Basement

Approx. 11.2 sq. metres (120.6 sq. feet)



Total area: approx. 170.8 sq. metres (1839.0 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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