

PAYNE & Co



Stanhope Gardens, Ilford

Ilford

Guide Price £600,000



Guide Price: £600,000 – £650,000. This four-bedroom terraced house in Ilford is offered for sale and requires renovation, presenting an opportunity for buyers wishing to update and customise a family home. The ground floor currently provides two reception rooms and a kitchen, with a bathroom serving the property. There is noted potential for a loft and rear extension, subject to the necessary consents, offering scope to increase accommodation over time. The property has an EPC rating of D and falls within Council Tax Band D. The house is situated in Ilford, within reach of local amenities including shops, cafés and everyday services on and around the town centre. Ilford is known for a range of primary and secondary schools, making the area suitable for families seeking educational options nearby. Local parks such as Valentines Park provide green space, play areas, sports facilities and walking routes. Public transport links in Ilford include Ilford station, which connects to central London via the Elizabeth line, with services to Stratford and Liverpool Street typically within 10–20 minutes, and onwards to the West End and Heathrow. Bus routes operate across the area, providing access to neighbouring districts and retail centres.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Onwards Chain
- Potential for Extensions (STPP)
- Four Bedrooms
- Two Receptions
- Off-Street Parking
- Council Tax Band D
- Freehold
- EPC – D





## Ground Floor

### Porch/Hallway

#### Reception

16' 8" x 15' 4" (5.08m x 4.67m)

#### Reception

14' 10" x 11' 3" (4.52m x 3.43m)

#### Kitchen

11' 5" x 11' 3" (3.48m x 3.43m)

#### Utility

7' 11" x 7' 3" (2.41m x 2.21m)

#### W.C

## First Floor

#### Bedroom

16' 11" x 13' 0" (5.16m x 3.96m)

#### Bedroom

13' 5" x 9' 7" (4.09m x 2.92m)

#### Bedroom

11' 4" x 8' 0" (3.45m x 2.44m)

#### Bedroom

10' 3" x 9' 8" (3.12m x 2.95m)

#### Bathroom



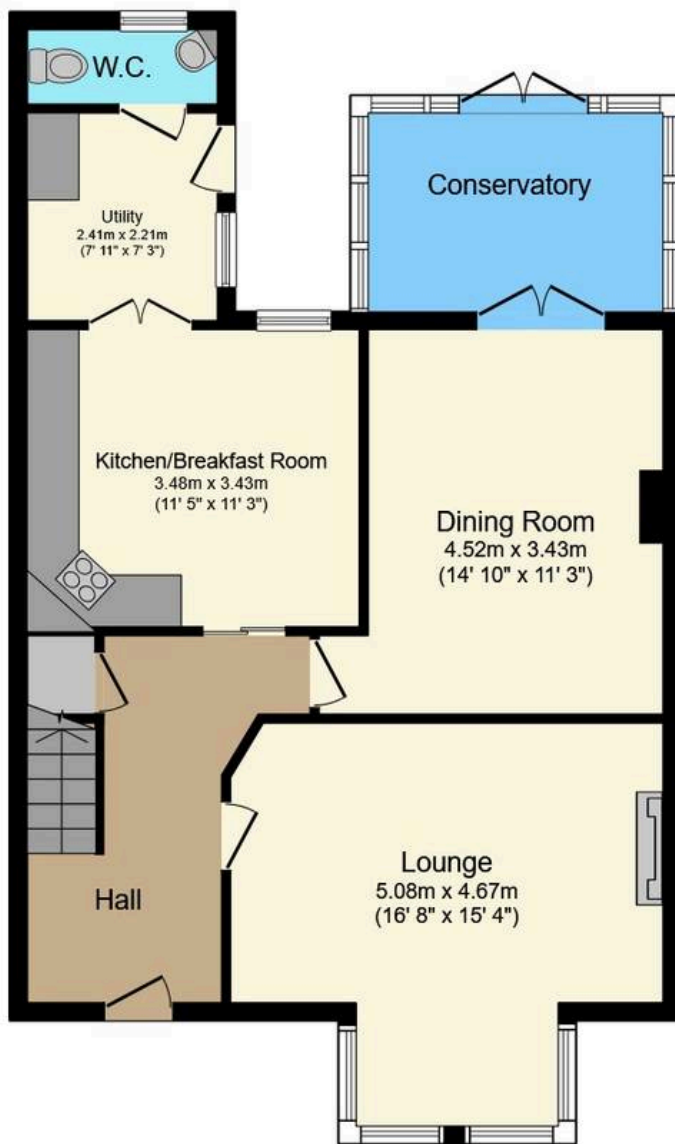




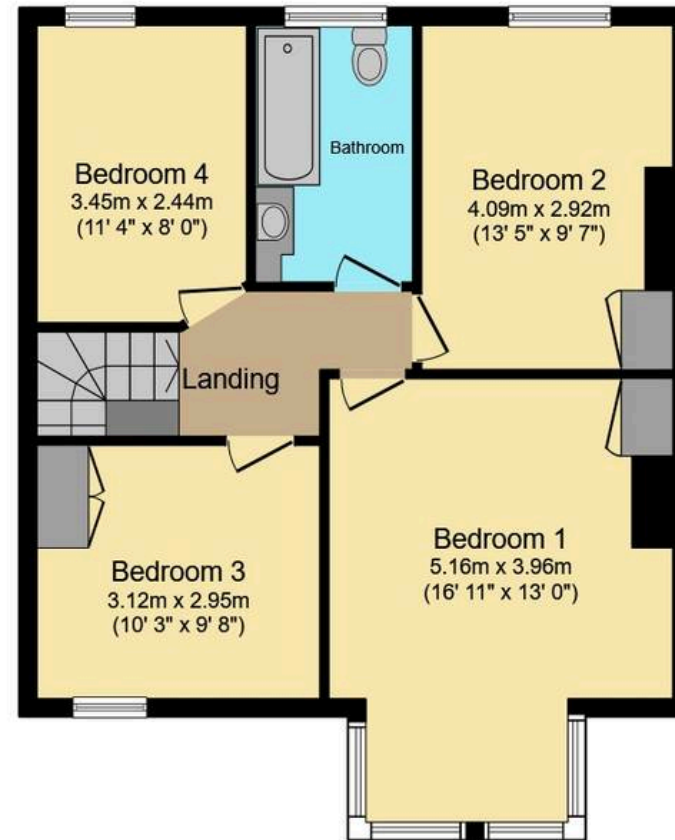








Ground Floor



First Floor



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