

PAYNE & Co



Denham Drive, Ilford

Ilford

Guide Price £612,500

Guide Price: £612,500 – £635,000

Situated in a highly sought-after residential location, this impressive three-bedroom family home offers an excellent blend of space, comfort, and convenience. The property features a spacious through lounge, ideal for both entertaining guests and everyday family living, alongside an extended kitchen providing generous space for cooking and informal dining. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom benefiting from a modern en-suite shower room. A stylish family bathroom and an additional separate WC add further practicality for busy households.

Externally, the property benefits from off-street parking – a valuable feature in this desirable area – and is offered to the market chain free.

Ideally located within easy reach of excellent transport links, well-regarded schools, and a variety of local amenities, this superb home is perfectly suited to families and professionals alike.

Combining spacious accommodation with modern-day practicality, this is a rare opportunity to acquire a quality home in a prime location. Early viewing is highly recommended.

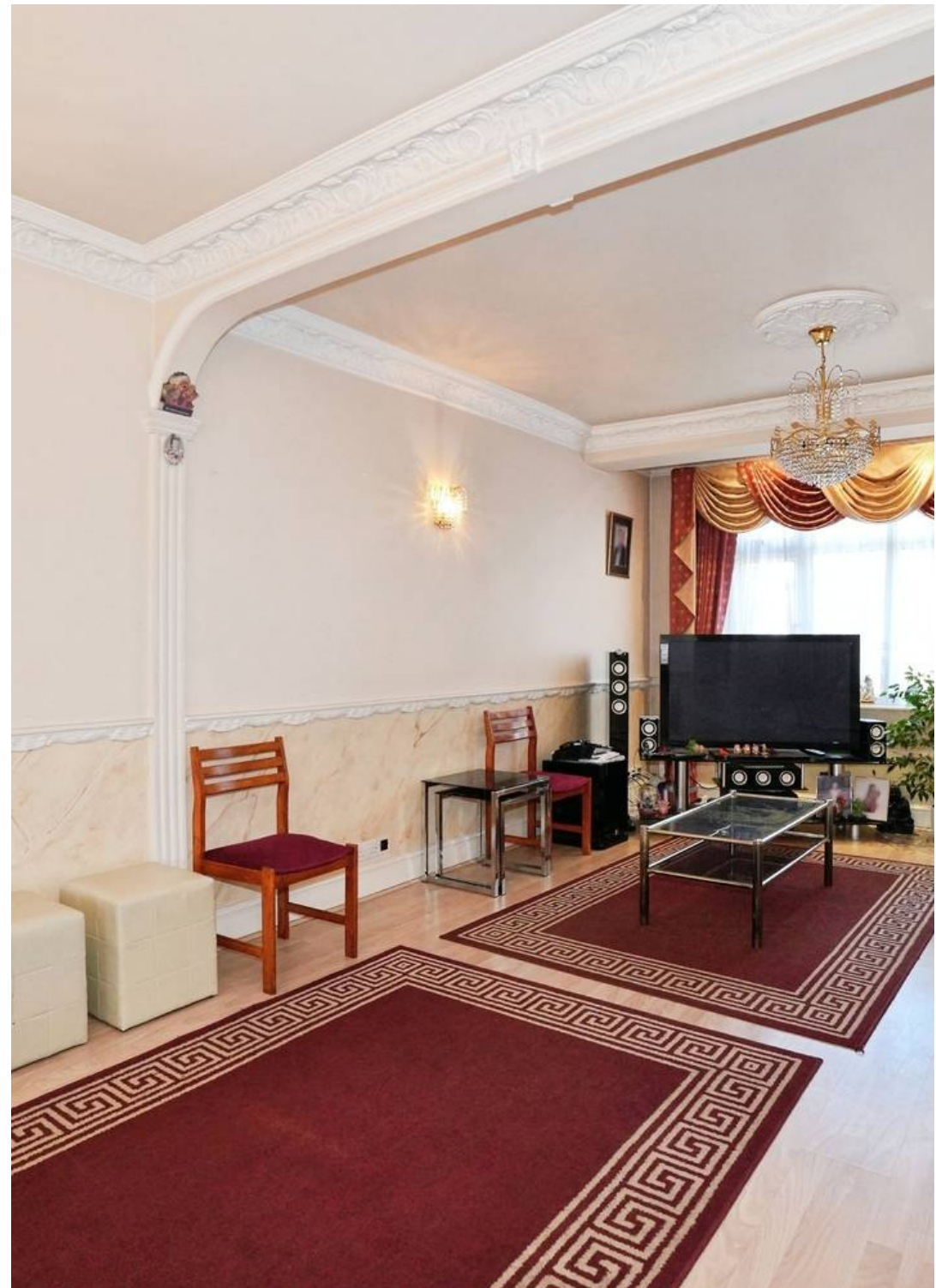
Council Tax: London Borough of Redbridge
Tax Band E – £2,804.49per annum (2026/2027)

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought after location
- First floor bathroom
- En-suite shower room
- Extended kitchen
- Off street parking
- Chain free
- Through Lounge
- Separate WC



Through Lounge

13' 4" x 12' 8" narrowing to 10'9"

Kitchen/Diner

18'4" narrowing to 9'3" by 17'6"

Bedroom One

13' 4 x 10'10

Bedroom Two

11' 5 x 11.1

En-suite

Bedroom Three

8'0.9 x 7'8.9

Bathroom

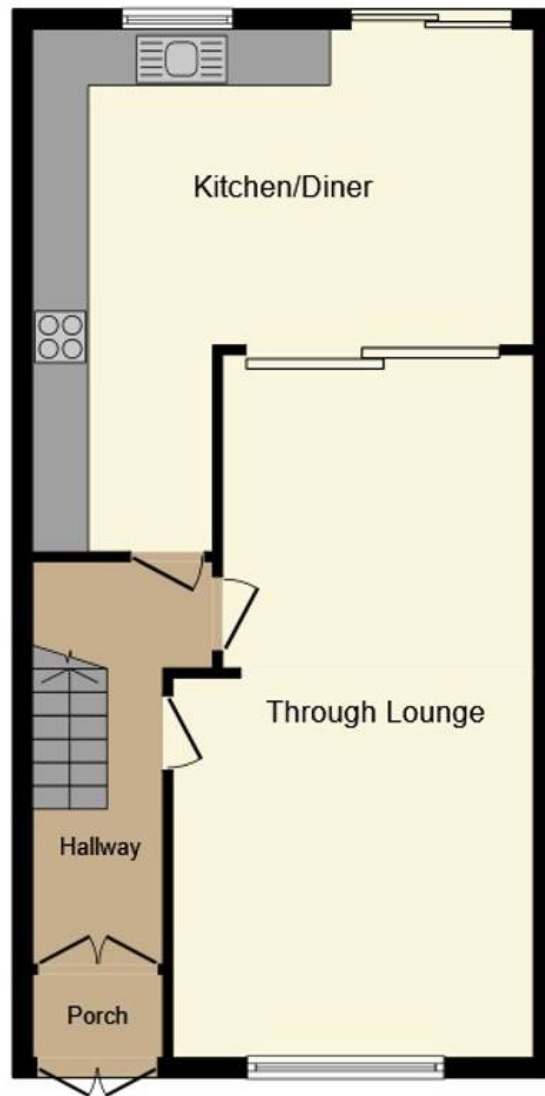
6' 4 x 4' 9.9

WC









Ground Floor

Floor area 58.9 sq.m. (634 sq.ft.)



First Floor

Floor area 38.7 sq.m. (416 sq.ft.)

Total floor area: 97.6 sq.m. (1,050 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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