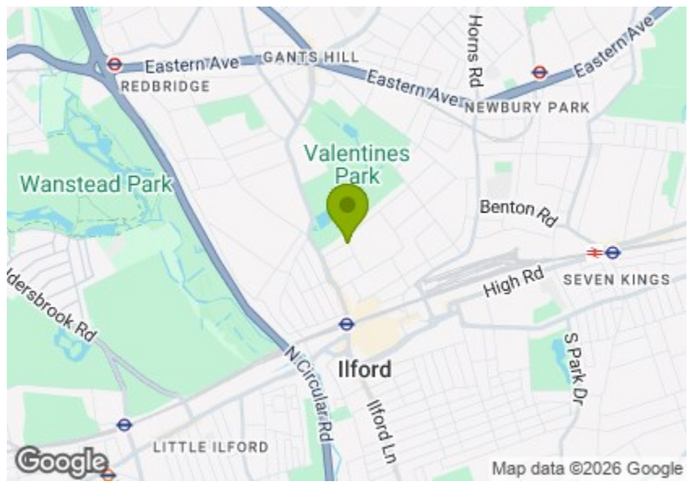
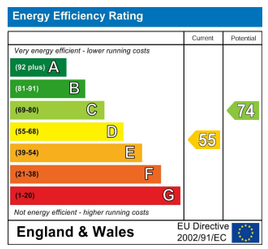


Total Area (Excluding Cellar, Lean To & Eaves Storage): 165.3 m² ... 1779 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.





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PARK AVENUE, ILFORD

Offers In Excess Of £825,000 Freehold

5 Bed House - Semi-Detached

Features:

- Five Bedroom House
- Semi Detached
- Set Across Three Floors
- Driveway
- Plenty Of Period Charm
- Three Bathrooms
- Two Reception Rooms
- Generous South East Facing Garden
- Moments From Valentines Park
- Close To Ilford Station

A characterful five-bedroom semi-detached home, where generous proportions, elegant period details and warm, inviting interiors come together across three storeys, with two additional cellar rooms. From the beautifully detailed reception rooms to the substantial south-east-facing garden, this is a home with plenty of personality and space for family life to unfold.

Set on a residential street just moments from the leafy surroundings of Valentines Park, the property enjoys a wonderfully convenient location, with Ilford's shops, restaurants and Elizabeth line connections all within easy reach.

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IF YOU LIVED HERE...

Step inside and you'll find a home rich in period character, with warm timber flooring, decorative cornicing and traditional fireplaces lending a lovely sense of history. The front reception room features a handsome fireplace with an ornate surround, a generous bay window and plenty of room for relaxed seating. Double doors connect to the second reception, currently arranged as a dining room, where another decorative fireplace and glazed doors overlooking the garden create a welcoming setting for family meals and entertaining.

Towards the rear, the separate kitchen is fitted with pale timber cabinetry, contrasting dark worktops and tiled flooring, with plenty of storage and preparation space. Upstairs, three generously proportioned bedrooms offer flexible accommodation, with high ceilings, natural light and neutral interiors providing a comfortable backdrop. The family bathroom has been finished with contemporary grey tiling, a glass-enclosed shower and streamlined fittings, while a further en-suite bathroom adds everyday practicality.

The loft level provides two additional bedrooms, both with charming sloping ceilings, offering flexibility for guests, growing families or working from home. Outside, the substantial south-east-facing garden is a real highlight, with mature planting, established trees, lawn and paved seating areas creating a wonderfully green setting for outdoor dining and summer gatherings. A driveway to the front for two cars and generous cellar storage completes this versatile family home.

WHAT ELSE?

Valentines Park is just moments away, with its ornamental gardens, boating lake, historic Valentines Mansion and expansive green spaces providing a beautiful setting for leisurely walks and afternoons outdoors.

Ilford town centre offers a wide selection of shops, restaurants and everyday amenities, with a varied mix of independent businesses and local favourites to explore.

Ilford station provides Elizabeth line services towards Stratford, Liverpool Street, Canary Wharf and central London, making journeys across the capital wonderfully convenient.



A WORD FROM THE OWNER...

"Our beautiful period property is one of the two oldest houses in Ilford - a building of local historical interest where we have also created our own family history over the last 30+ years. Our kids learnt to ride their bikes in the park just over the road and 20 years later we have walked our dog in the very same park. The park is home not only to oodles of wildlife but also to the beautiful valentines mansion whose grounds were recently used to film an episode of The Antiques Roadshow.
We hope you enjoy creating your own memories in this neighbourhood as much as we have and will love this property in the same way. "

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Reception
14'2" x 15'5"

Reception
14'2" x 13'6"

Kitchen/Diner
10'5" x 13'8"

Downstairs WC/Shower Room
8'4" x 5'5"

Lean To
4'9" x 38'7"

Bedroom
10'7" x 14'0"

Bedroom
13'11" x 13'0"

Ensuite
3'10" x 8'11"

Bedroom
13'6" x 14'11"

Bathroom
6'6" x 6'2"

Eaves Storage

Bedroom
11'9" x 17'5"

Bedroom
8'3" x 8'4"

Eaves Storage

Garden
approx 93'6" x 26'6"

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