

PAYNE & Co

Rochester Gardens, Ilford

Ilford



PAYNE & Co
£1,000,000

Presenting this delightful Five-bedroom semi-detached house, now available for sale. Situated in the sought-after Cathedral Estate, this property is in good condition, ready for you to make it your own. With its semi-detached style, it offers a unique blend of privacy and community living. Inside, the house boasts two spacious reception rooms, perfect for entertaining or simply relaxing after a long day. The open-plan kitchen is a notable feature, providing a modern and spacious area for culinary enthusiasts to enjoy. The property offers five well-proportioned bedrooms, providing ample space for a growing family or for accommodating guests. Additionally, the house has two bathrooms, enhancing the functionality and convenience of the property. Overall, this house is a fantastic opportunity to purchase a substantial property in a prime location. Don't miss out on the chance to make this house your new home.

Positioned in the Cathedral Estate, famed for its tree lined roads and charming 1930s bay fronted homes, this property offers a rare opportunity to purchase a large residence with an impressive footprint. Families will love the convenient access to Ilford, Gants Hill, and Redbridge stations, the open green spaces of Valentines Park and Wanstead Park, and the excellent local primary and secondary schools, several rated Outstanding. With superb road links in and out of London, this is truly a commuter's dream with a strong sense of community.

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

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Separate annexe with own entrance
- Sought-after Cathedral Estate
- Planning permission granted for first floor side Ext.
- Five Bedrooms
- Two Reception Rooms
- Open-plan kitchen
- Semi-Detached
- Good Condition



Ground floor entrance

Reception

16' 5" x 12' 10" (5.00m x 3.90m)

Kitchen/Diner

32' 2" x 22' 0" (9.80m x 6.70m)

W.C

Annexe bedroom

13' 5" x 8' 10" (4.10m x 2.70m)

Annexe Kitchen/Diner

15' 1" x 8' 10" (4.60m x 2.70m)

Annexe shower room

First floor landing

Bedroom

15' 1" x 12' 10" (4.60m x 3.90m)

Bedroom

12' 2" x 10' 10" (3.70m x 3.30m)

Bedroom

12' 2" x 10' 10" (3.70m x 3.30m)

Bathroom

Second floor landing

Bedroom

17' 5" x 14' 9" (5.30m x 4.50m)

Shower room

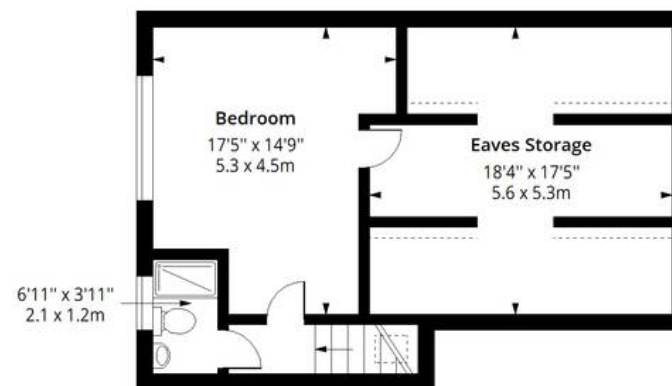




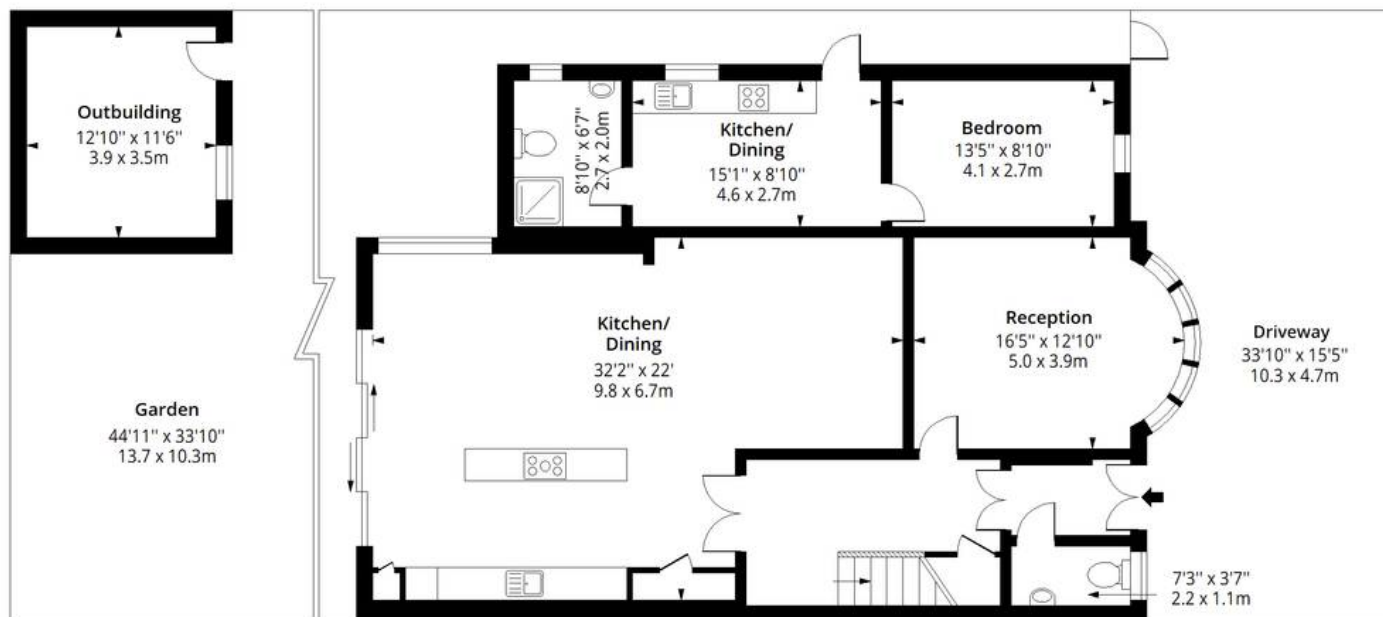


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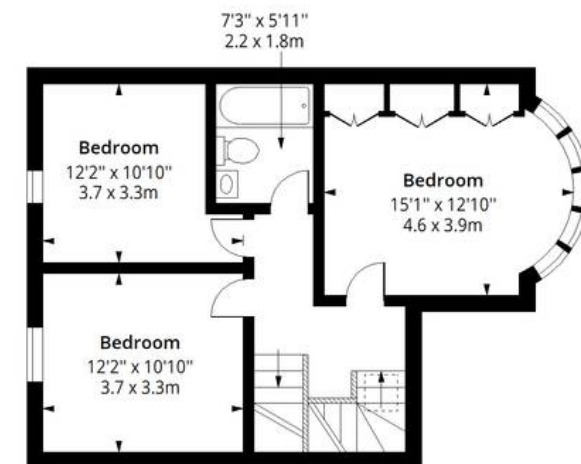
Approx. Gross Internal Area 2266 Sq Ft - 210.51 Sq M
 Approx. Gross Eaves Storage Area 306 Sq Ft - 28.43 Sq M
 Approx. Gross Outbuilding Area 147 Sq Ft - 13.66 Sq M



Second Floor
 Floor Area 285 Sq Ft - 26.48 Sq M



Ground Floor
 Floor Area 1379 Sq Ft - 128.11 Sq M



First Floor
 Floor Area 602 Sq Ft - 55.93 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 11/9/2026



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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.