PAYNE & Co

Beehive Lane, Ilford

Guide Price **£850,000 - £900,000**

Guide Price £850,000 – £900,000 | Substantial Six-Bedroom End-of-Terrace House

This substantial six-bedroom end-of-terrace house offers generous family accommodation arranged over three well-planned floors.

The ground floor features a spacious through lounge alongside a second reception area that opens into an extended kitchen/diner, creating a versatile layout ideal for both everyday living and entertaining. The kitchen benefits from direct access to the rear garden, while a ground floor shower room adds practical convenience.

On the first floor there is a family bathroom, with a further shower room located on the second floor. One of the bedrooms benefits from an en-suite, providing flexible accommodation well suited to larger or multi-generational households.

Externally, the property offers off-street parking for multiple vehicles, a front porch, and an approximately 52ft north-east facing private rear garden. An outbuilding to the rear provides valuable additional space suitable for storage, hobbies or home working (subject to use).

The house is situated in Ilford, close to a range of local amenities including shops, cafés and services along nearby high streets. Several schools are located within the wider area, making the property particularly appealing to families. Nearby parks provide accessible green spaces for leisure and recreation.

Ilford station, served by the Elizabeth line, offers fast and direct connections into central London, with journey times to Liverpool Street typically around 15–20 minutes and Canary Wharf (via Whitechapel) approximately 25–30 minutes. Gants Hill Central line station is also easily accessible, around a 5-minute walk or 5–10 minutes by car (traffic permitting), providing direct services to Stratford, the City and the West End. A range of local bus routes further enhances connectivity across East London and neighbouring areas.

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

- Six-bedroom end of terrace house
- Accommodation over three spacious floors
- Extended kitchen/diner
- Ground, first and second floor bathrooms
- Off-street parking for multiple cars
- Approx. 52ft private rear garden
- Garden outbuilding for extra space

Hallway

Lounge
22' 8" x 13' 3" (6.91m x 4.04m)

Lounge / Diner
27' 5" x 14' 0" (8.36m x 4.27m)

Shower Room / Wc

Kitchen/Diner
28' 8" x 10' 0" (8.74m x 3.05m)

Bedroom
18' 10" x 8' 5" (5.74m x 2.57m)

En-Suite

Bedroom
7' 10" x 8' 0" (2.39m x 2.44m)

Bedroom
12' 10" x 12' 4" (3.91m x 3.76m)

Bedroom
13' 9" x 12' 4" (4.19m x 3.76m)

Shower Room / Wc

Bedroom
14' 8" x 13' 6" (4.47m x 4.12m)

Bedroom
14' 10" x 8' 8" (4.52m x 2.64m)

Shower Room / Wc
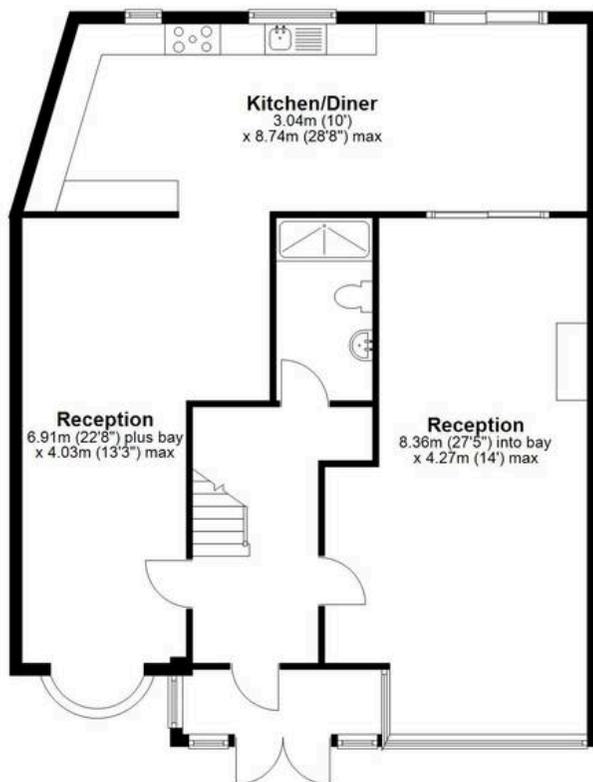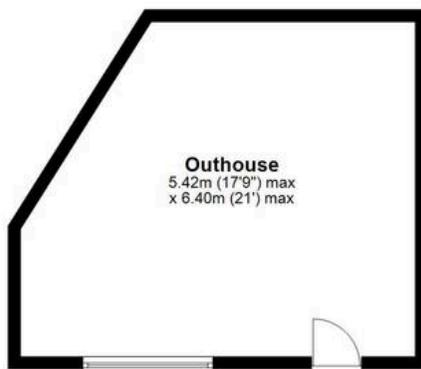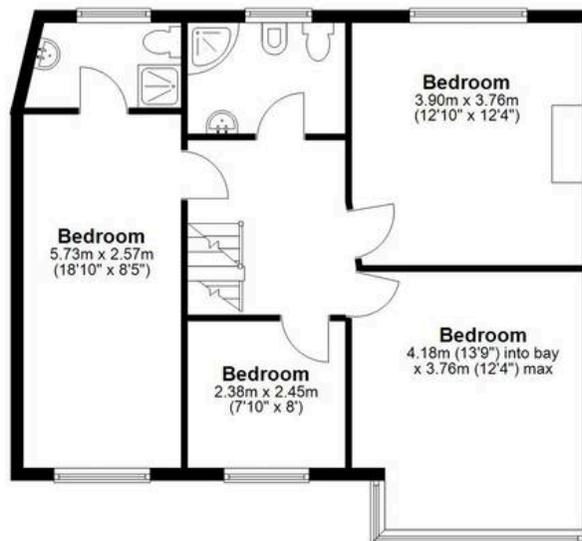
Outhouse
17' 9" x 21' 0" (5.41m x 6.40m)

Ground Floor

Approx. 131.9 sq. metres (1420.2 sq. feet)

Outhouse
5.42m (17'9") max
x 6.40m (21') max

Kitchen/Diner
3.04m (10')
x 8.74m (28'8") max

Reception
6.91m (22'8") plus bay
x 4.03m (13'3") max

Reception
8.36m (27'5") into bay
x 4.27m (14') max

First Floor

Approx. 68.3 sq. metres (735.3 sq. feet)

Bedroom
3.90m x 3.76m
(12'10" x 12'4")

Bedroom
5.73m x 2.57m
(18'10" x 8'5")

Bedroom
4.18m (13'9") into bay
x 3.76m (12'4") max

Bedroom
2.38m x 2.45m
(7'10" x 8')

Second Floor

Approx. 39.0 sq. metres (420.1 sq. feet)

Bedroom
4.53m x 2.65m
(14'10" x 8'8")

Bedroom
4.47m (14'8")
x 4.11m (13'6") max
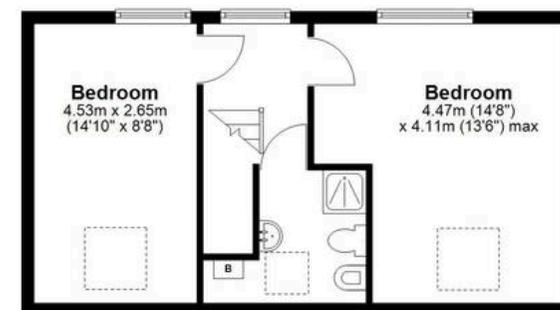
Total area: approx. 239.3 sq. metres (2575.6 sq. feet)

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 give.
Plan produced using PlanUp.

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