

PAYNE & Co



Wanstead Park Road, Ilford

Ilford

£700,000

This semi-detached house in Ilford is for sale and offers four bedrooms, three reception rooms, two bathrooms and one kitchen, providing a practical layout for families. The property also benefits from private side access, which may suit those needing convenient entry for bikes, buggies or garden use. Located on Wanstead Park Road, the house is well placed for access to local schools in the Ilford and Cranbrook areas, making it a suitable option for family buyers. Nearby green spaces such as Wanstead Park and Valentines Park offer opportunities for walking, play areas and sports facilities. Ilford town centre is within easy reach, providing a range of shops, cafés and everyday amenities along the High Road and in The Exchange shopping centre. Ilford Station (Elizabeth line) offers services into central London, with journeys to Liverpool Street typically around 15–20 minutes and connections to the West End and beyond. Local bus routes along nearby main roads provide additional options for travel across East London and to surrounding neighbourhoods.

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: D

- Semi-detached house
- Four bedrooms
- Three reception
- Off-street parking
- Garage
- Potential for Extensions (STPP)
- Private side access
- Ideal for families



## Ground Floor Hallway

### Reception

15' 9" x 11' 1" (4.80m x 3.37m)

### Reception

14' 4" x 14' 6" (4.38m x 4.43m)

### Kitchen

9' 5" x 11' 6" (2.88m x 3.50m)

### Garage

14' 8" x 14' 6" (4.46m x 4.42m)

## Basement

### Reception

14' 3" x 14' 0" (4.34m x 4.26m)

### Utility

11' 2" x 11' 10" (3.41m x 3.61m)

### Shower Room

## First Floor Landing

### Bedroom

13' 7" x 7' 9" (4.13m x 2.36m)

### Bedroom

15' 9" x 11' 9" (4.80m x 3.58m)

### Bedroom

14' 5" x 11' 9" (4.39m x 3.58m)

### Bedroom

7' 10" x 5' 10" (2.40m x 1.79m)

### Bathroom/ W.C

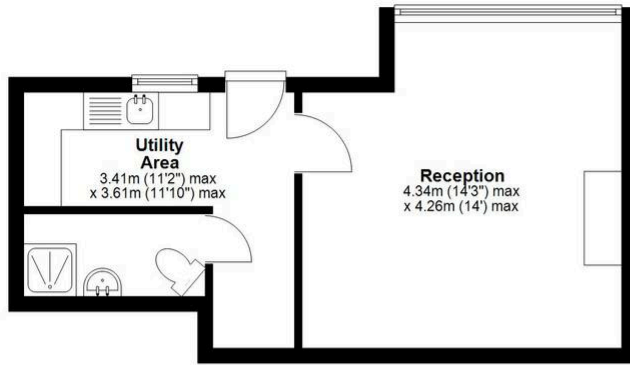






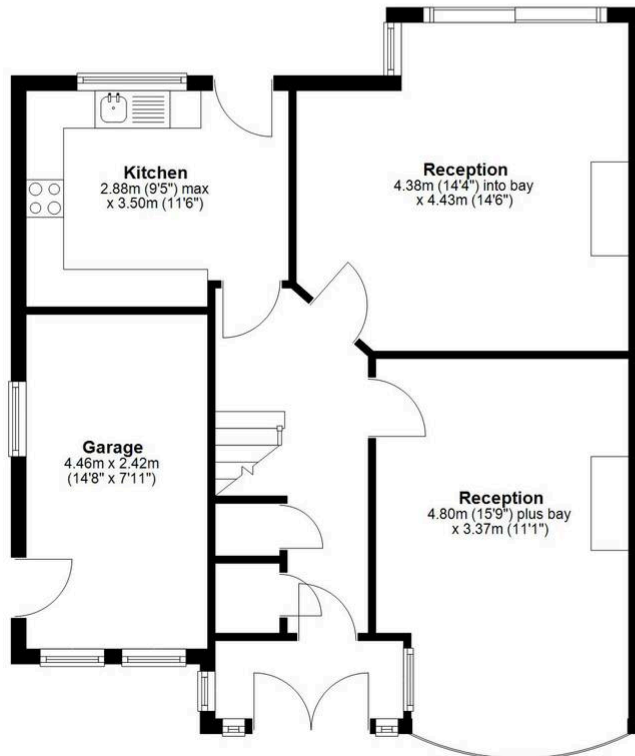
### Basement

Approx. 28.3 sq. metres (304.2 sq. feet)



### Ground Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



### First Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 160.9 sq. metres (1731.7 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 given.  
Plan produced using PlanUp.

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