



PAYNE & Co

The Square, Ilford

Guide Price £880,000

Guide Price: £880,000 - £920,000. Garden City Gem — A Perfect Family Home in North Ilford

Payne & Co are delighted to present this stunning four-bedroom semi-detached home, ideally positioned within the highly sought-after Garden City Estate in North Ilford. Located on *The Square*, this charming property combines classic character with modern comfort, offering exceptional family living in one of the area's most desirable neighbourhoods.

Perfectly placed for convenient transport links, residents can easily access Gants Hill Underground Station and Ilford's Elizabeth Line, ensuring effortless connections across London. Families will also appreciate the proximity to outstanding local schools and the open green spaces of Valentines Park — all just a short stroll away.

Step inside to discover a bright and welcoming lounge/dining area, filled with natural light and featuring direct access to the beautiful rear garden — a seamless blend of indoor and outdoor living. The spacious kitchen and breakfast area opens onto the garden too, creating the perfect setting for family meals and relaxed entertaining.

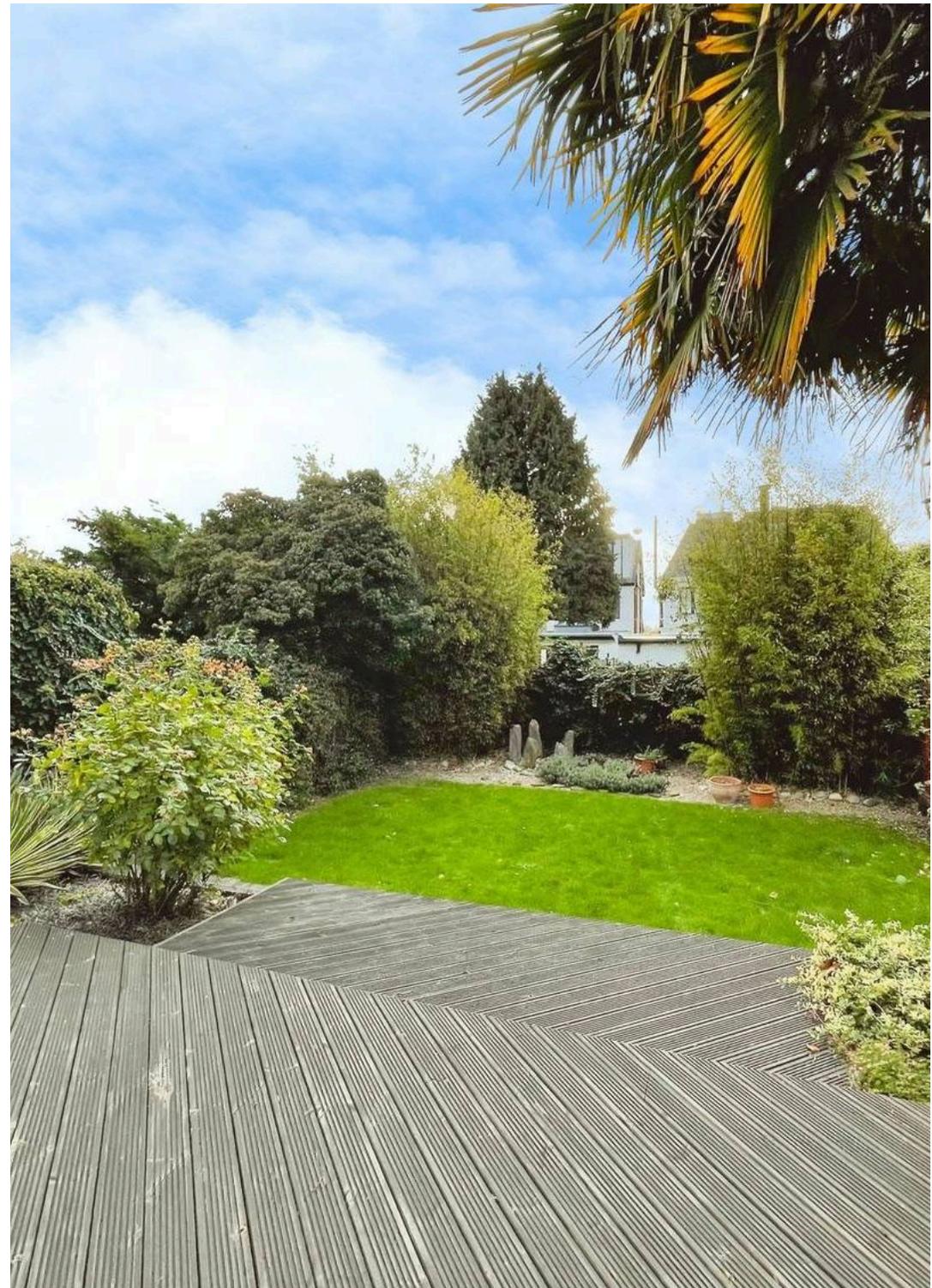
Upstairs, the home offers four generous bedrooms, including three comfortable doubles. The Primary suite occupies the entire top floor, complete with built-in wardrobes, two Juliet balconies, and a stylish en-suite shower room, providing an elegant private retreat; (with potential to change the loft into three bedrooms making the house six bedrooms in total). The main family bathroom on the first floor includes a modern four-piece suite.

Outside, the property benefits from a gravel driveway, side access, and a beautifully maintained 48ft southeast-facing rear garden featuring a decked entertaining area, a well-kept lawn, and a motorised awning — ideal for summer relaxation or evening gatherings.

Offered to the market with no onward chain, this outstanding property represents a rare opportunity to secure a spacious family home in one of North Ilford's most prestigious enclaves.

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

- Four-bedroom semi-detached family home in the desirable Garden City Estate, North Ilford
- Primary bedroom suite with built-in wardrobes, two Juliet balconies, and en-suite shower room
- Offered with no onward chain
- Front driveway with side access
- 48ft southeast-facing rear garden with decked area, lawn, and electric awning
- Convenient ground floor WC
- Well-presented throughout and ready to move in



Ground Floor

Hallway

Reception Room

24' 6" x 9' 2" (7.46m x 2.79m)

Kitchen

13' 0" x 9' 11" (3.96m x 3.02m)

Ground Floor WC

First Floor

Landing

Bedroom

13' 10" x 14' 5" (4.21m x 4.39m)

Bedroom

10' 0" x 11' 3" (3.04m x 3.42m)

Bedroom

12' 11" x 9' 11" (3.93m x 3.02m)

First Floor Bathroom/WC

Second Floor

Bedroom

20' 6" x 23' 7" (6.24m x 7.18m)

En-Suite Shower/WC



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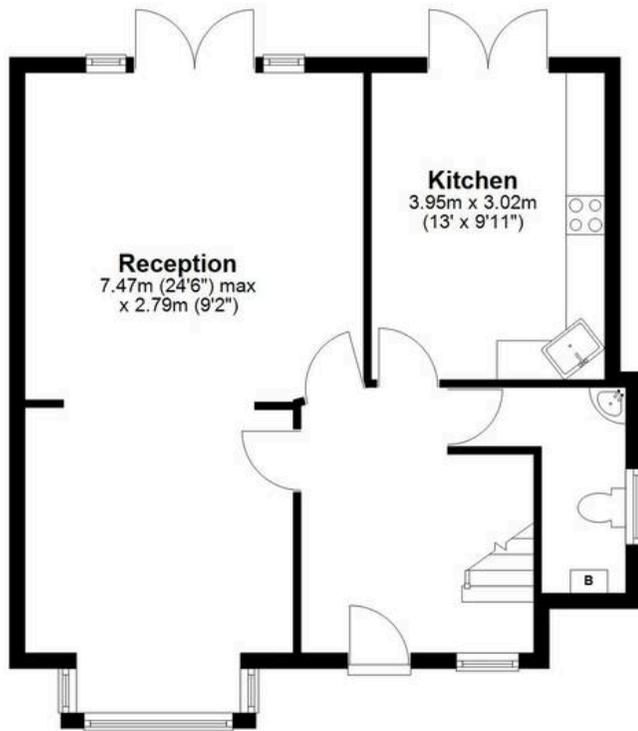
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Ground Floor

Approx. 57.7 sq. metres (620.7 sq. feet)



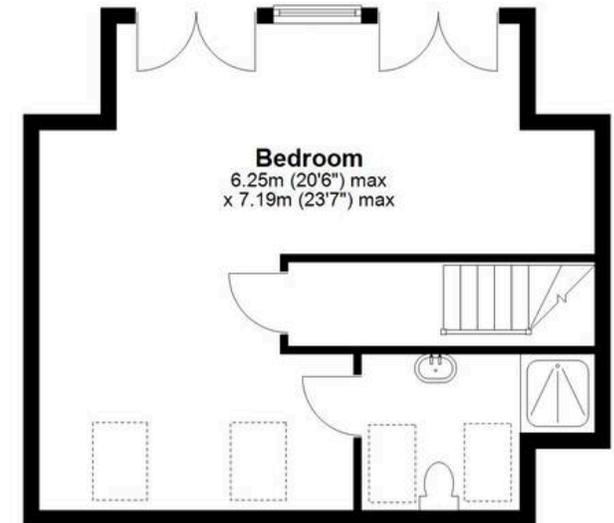
First Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



Second Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 152.3 sq. metres (1639.5 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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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.