

PAYNE & Co



Cavendish Gardens, Ilford

Guide Price £950,000 – £1,000,000



Guide Price £950,000 – £1,000,000. Payne & Co are pleased to offer this five-bedroom, double-fronted terraced house for sale, situated in a sought-after residential area of Ilford and offering flexible accommodation ideal for families.

The ground floor comprises two separate reception rooms, one of which features a fireplace and access to the kitchen/diner, along with a further room that can be used as either a ground floor bedroom or an additional reception space. The kitchen/diner provides ample dining space and opens directly onto the garden, while a secondary utility room—accessed via the garden—offers additional storage and practicality. A ground floor shower room is also available, with a further bathroom located on the first floor.

The property benefits from electric sliding gates to the front and off-street parking. To the rear, there is a south-east facing garden and an outbuilding, providing further versatile space. A basement offers additional storage or potential ancillary use, subject to requirements.

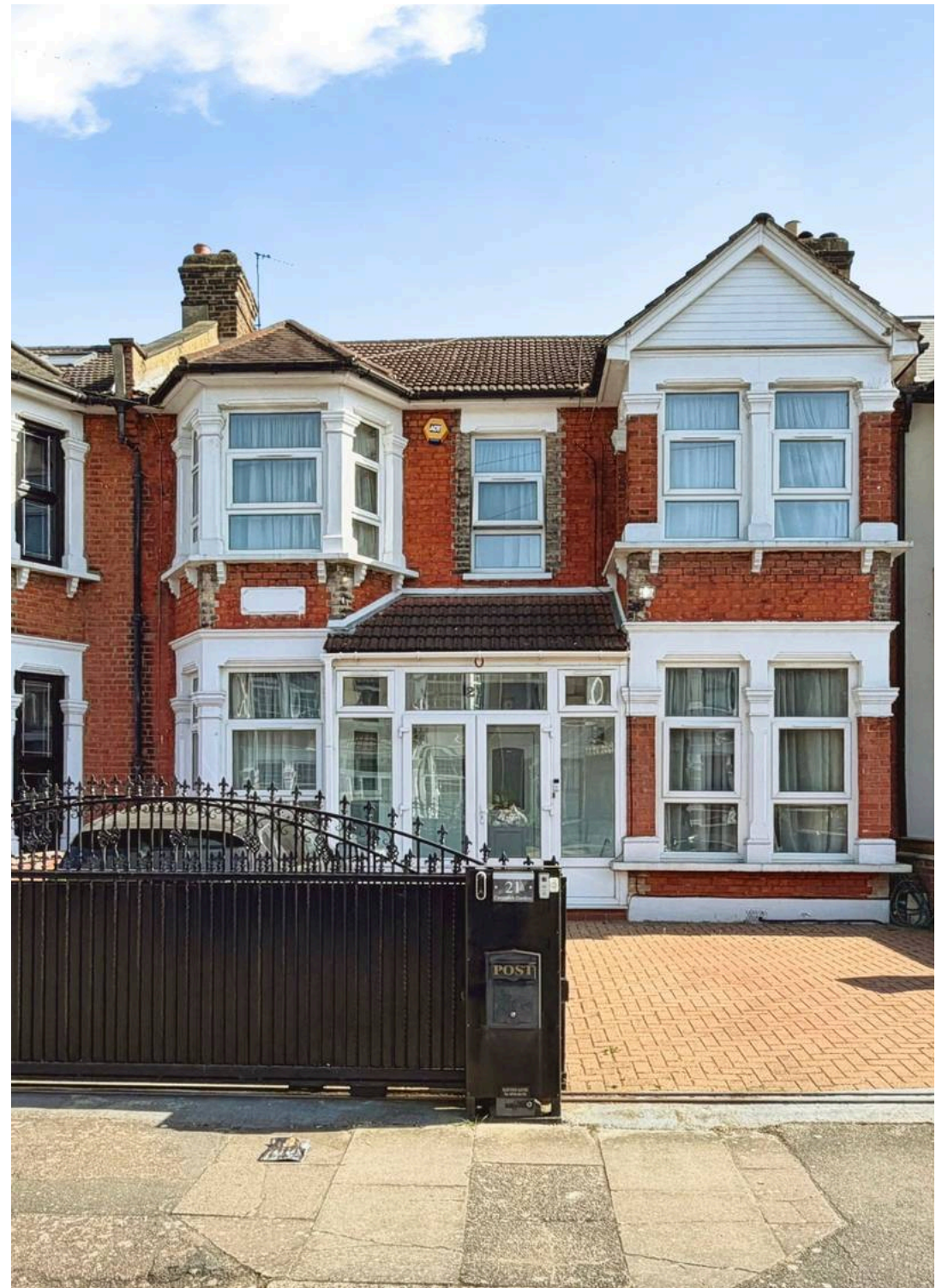
The location offers convenient access to local amenities, well-regarded schools, and nearby parks. Ilford town centre provides a variety of shops, cafés, and services, while Valentine's Park is within easy reach, offering green open space, play areas, and leisure facilities.

Ilford station provides regular transport links into central London, including services to Liverpool Street and via the Elizabeth Line, with journey times of approximately 20–25 minutes to key destinations. Local bus routes also serve Ilford and the surrounding areas, providing easy access to schools, shopping facilities, and neighbouring districts.

London Borough of Redbridge. Tax Band E – £2804.49 per annum (2026/2027)

Tenure: Freehold | EPC Energy Efficiency Rating: C

- Spacious five-bedroom terraced home
- Sought-after Ilford location
- Two reception rooms plus fireplace
- Flexible extra ground floor bedroom
- Kitchen diner opening onto garden
- South-east facing rear garden
- Outbuilding and basement for storage
- Electric sliding gates, off-street parking
- Close to schools, parks and amenities
- Excellent transport links and Elizabeth Line



Hallway

Reception

23' 3" x 12' 2" (7.09m x 3.71m)

Reception

12' 9" x 12' 0" (3.89m x 3.66m)

Reception / Bedroom

9' 11" x 12' 0" (3.02m x 3.66m)

Kitchen / Diner

9' 9" x 21' 1" (2.97m x 6.43m)

Utility Room

8' 8" x 7' 1" (2.64m x 2.16m)

Shower Room

9' 6" x 7' 4" (2.90m x 2.24m)

Utility Room

9' 6" x 7' 4" (2.90m x 2.24m)

Basement

21' 1" x 5' 10" (6.43m x 1.78m)

Bedroom

11' 10" x 16' 6" (3.61m x 5.03m)

Bedroom

11' 10" x 12' 8" (3.61m x 3.86m)

Bedroom

11' 1" x 11' 0" (3.38m x 3.35m)

Bedroom

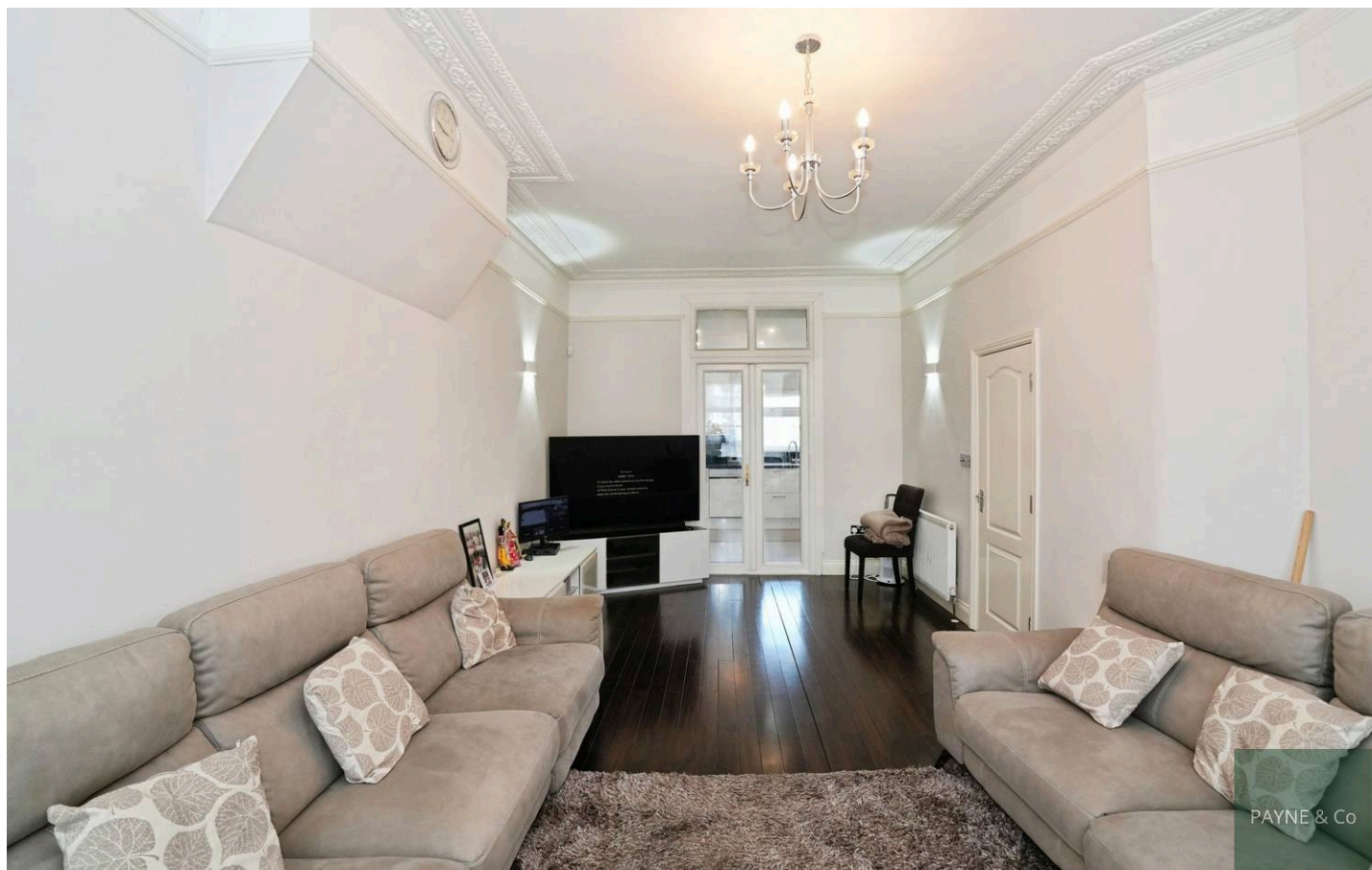
11' 0" x 6' 7" (3.35m x 2.01m)

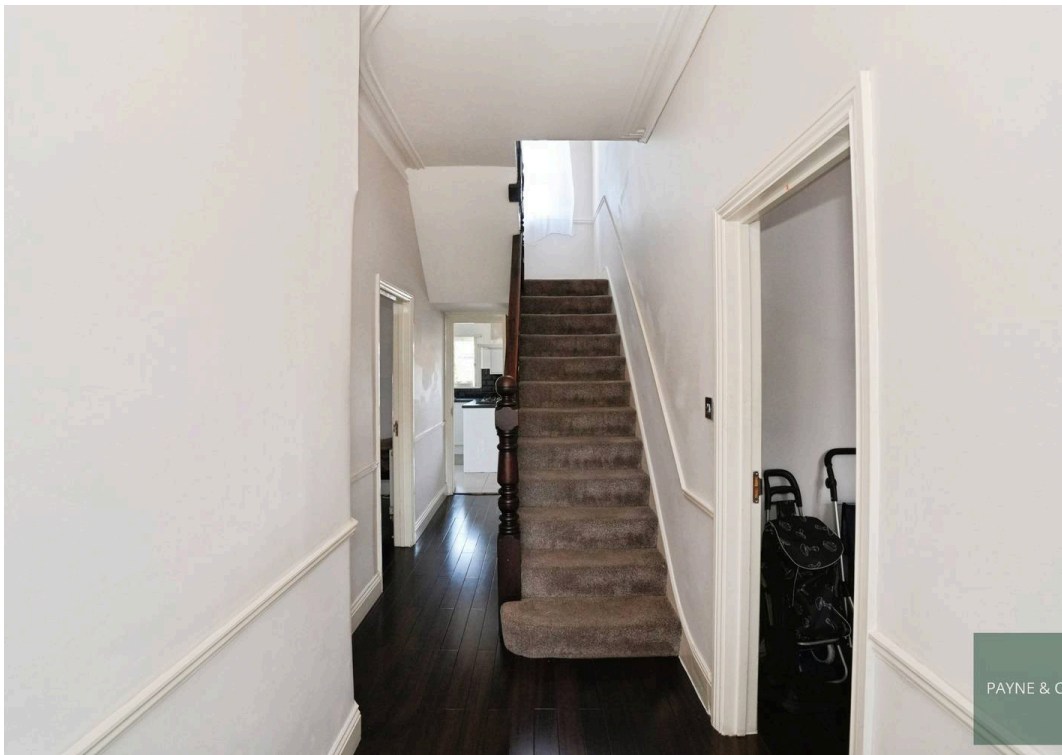
Bathroom

Landing

Outhouse

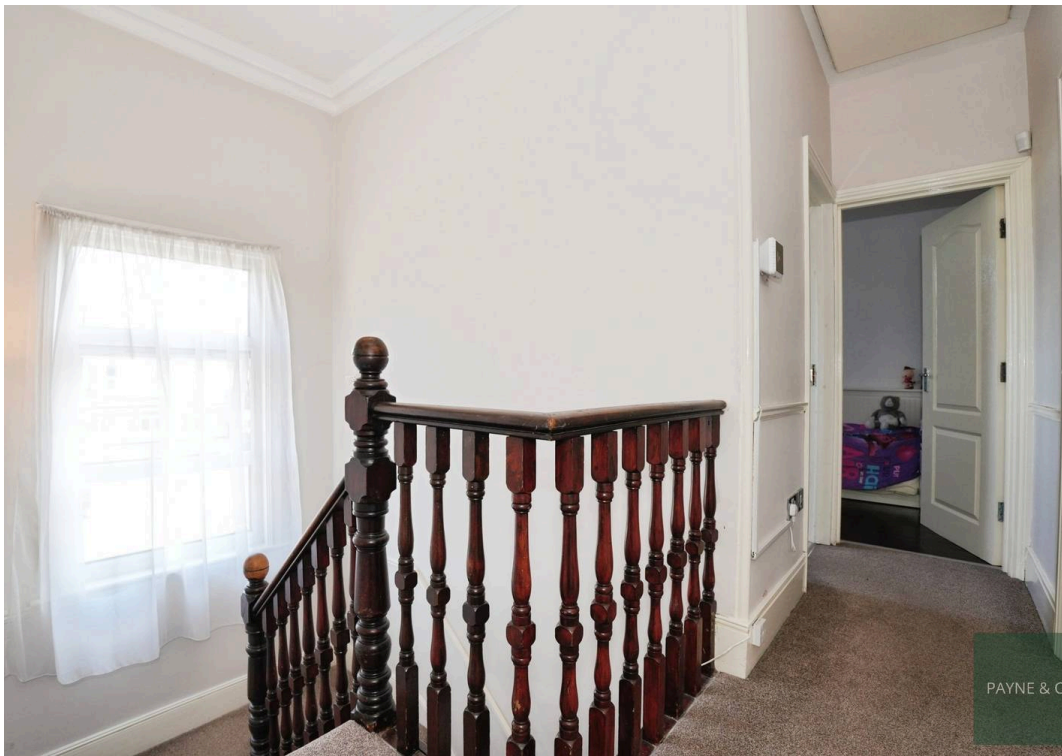
10' 4" x 25' 5" (3.15m x 7.75m)



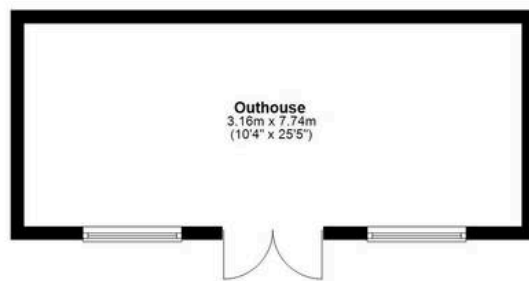




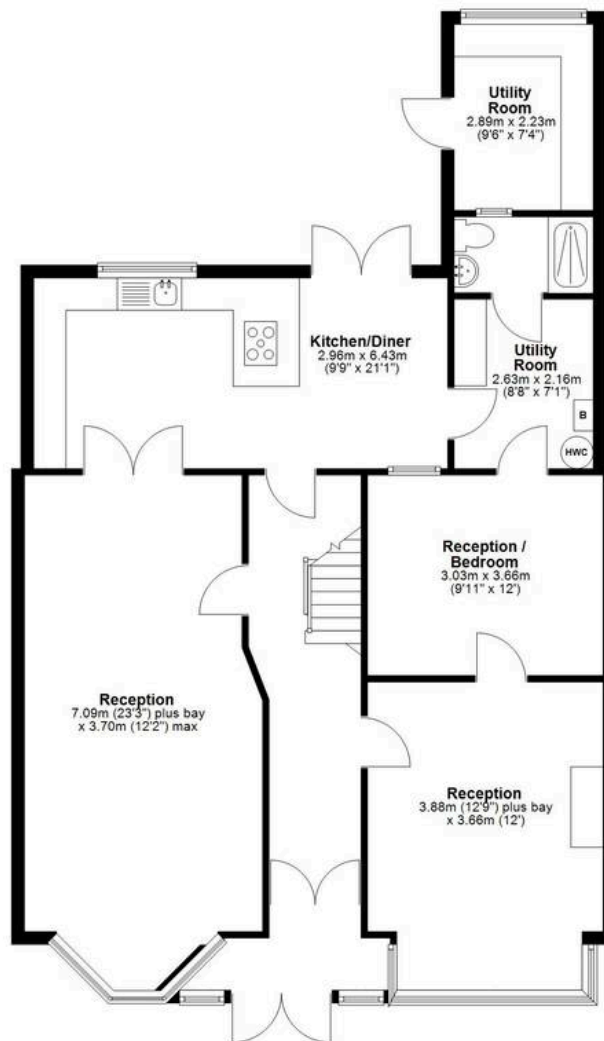
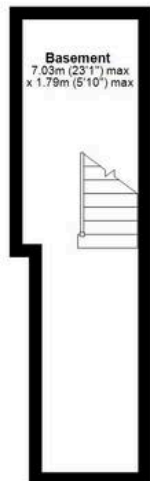




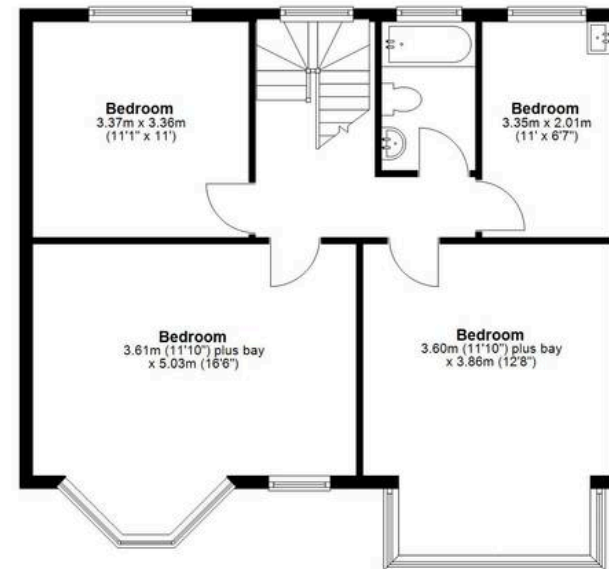
Ground Floor
Approx. 128.9 sq. metres (1387.5 sq. feet)



Basement
Approx. 11.5 sq. metres (124.0 sq. feet)



First Floor
Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 207.8 sq. metres (2237.0 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.

PAYNE & Co



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