

PAYNE & Co



Sandyhill Road, Ilford

Ilford



£600,000

This four-bedroom terraced house is offered for sale in Ilford and is presented in immaculate condition throughout. The property provides two reception rooms, creating defined areas for living and dining, together with a well-appointed kitchen and two bathrooms and a ground floor WC. With an EPC rating of C, it offers a relatively efficient home environment. The house is situated in Ilford, within convenient reach of Ilford town centre, where you will find a range of shops, supermarkets, cafés and restaurants. Valentine's Park is accessible for green open space, walking routes and recreational facilities. Public transport connections are strong. Ilford Station (Elizabeth line) provides direct services into central London, including London Liverpool Street in around 20 minutes and Stratford in approximately 10 minutes, making this property suitable for commuting. Local bus routes link the surrounding neighbourhoods and nearby retail areas. The area is also known for a range of primary and secondary schools, making this four-bedroom terraced house a practical option for those seeking a family home in Ilford.

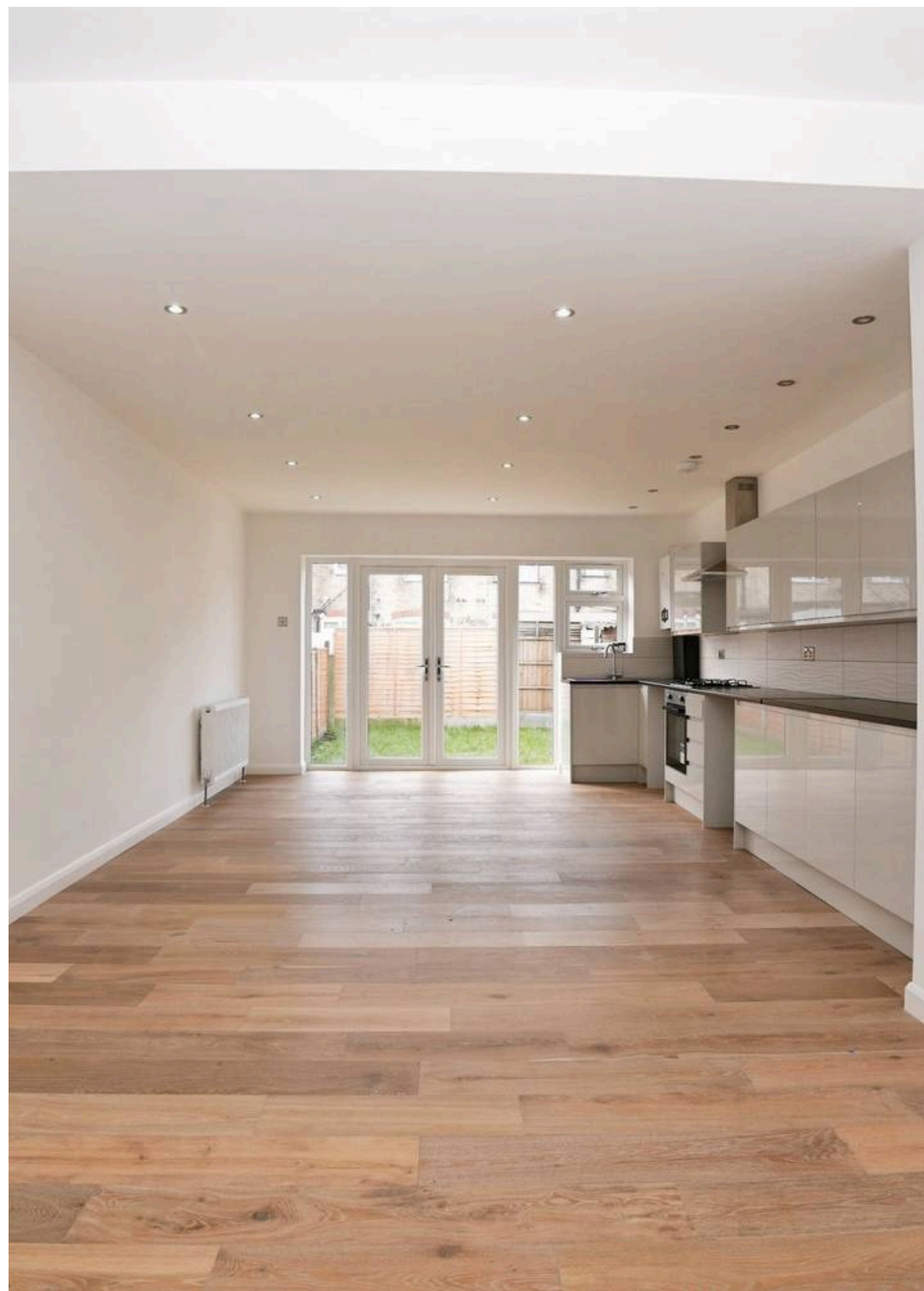
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Onwards Chain
- Immaculate Condition
- Four Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Living Room
- EPC Rating: C
- Close to Ilford Town Centre
- Ideal for Families



**Ground Floor Hallway**

**Reception**

13' 11" x 10' 6" (4.25m x 3.20m)

**Reception Open Plan**

**Kitchen/Diner**

29' 4" x 13' 11" (8.95m x 4.25m)

**First Floor Landing**

**Bedroom**

11' 10" x 7' 9" (3.60m x 2.35m)

**Bedroom**

10' 2" x 8' 6" (3.10m x 2.60m)

**Bedroom**

7' 7" x 6' 11" (2.30m x 2.10m)

**Bathroom**

**Second Floor Landing**

**Bedroom**

17' 7" x 12' 4" (5.35m x 3.75m)

**Shower Room**



PAYNE & Co







PAYNE & C



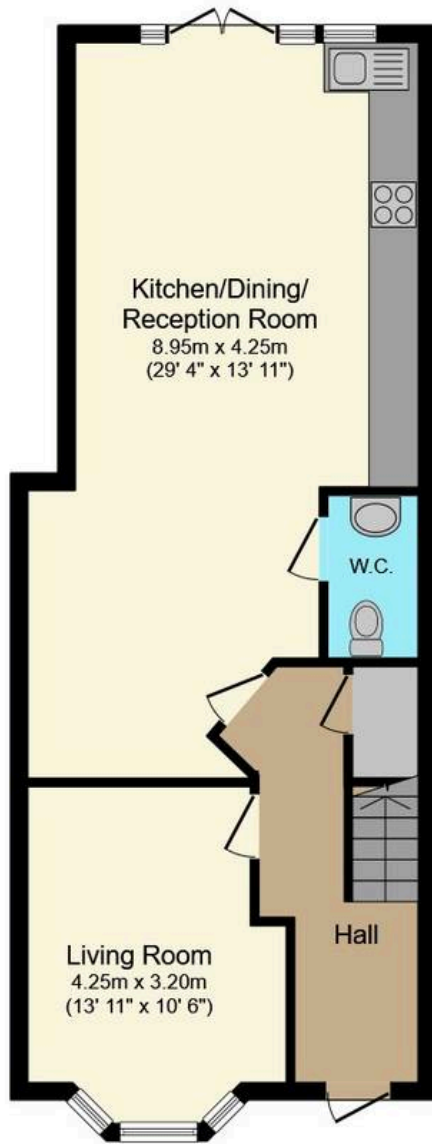
PAYNE & C



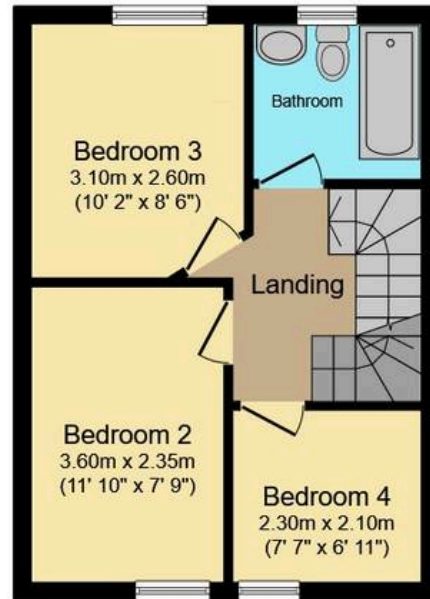
PAYNE & C



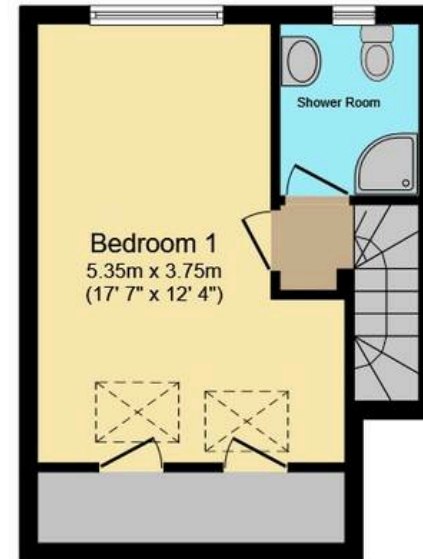
PAYNE & C



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

PAYNE & Co



## Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

020 8518 3000 • [ilford@payneandco.co.uk](mailto:ilford@payneandco.co.uk) • [payneandco.co.uk](http://payneandco.co.uk)

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.