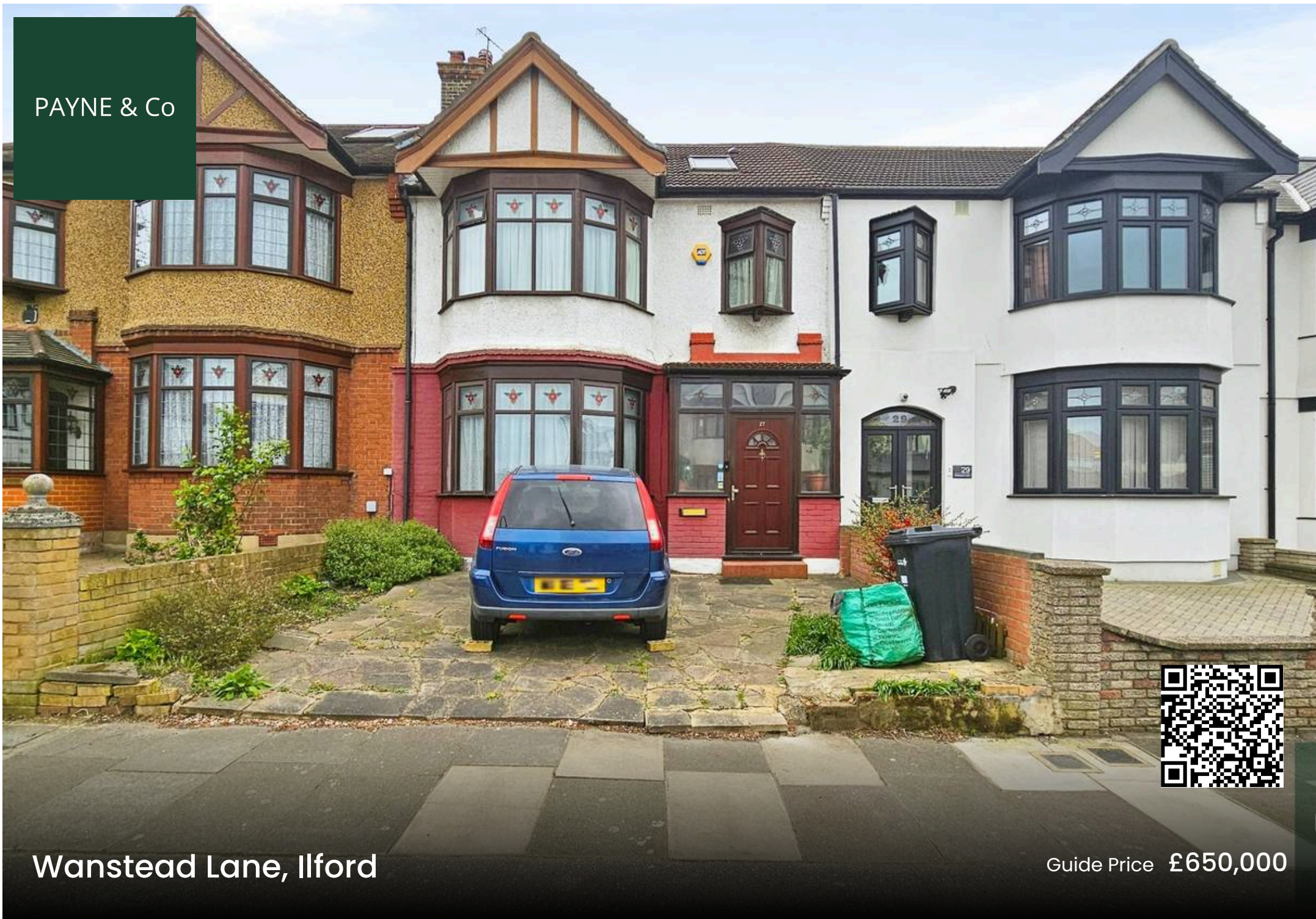


PAYNE & Co



Wanstead Lane, Ilford

Guide Price £650,000

Guide Price: £650,000 – £700,000. This four-bedroom terraced house in Ilford is offered for sale and has an opportunity for modernising to your own taste, providing an opportunity for buyers to update to their own specifications. The accommodation includes one through reception room, one kitchen and three bathrooms, offering a practical layout for families or those needing additional space for home working or guests. The property has an EPC rating of D. The house is situated in Ilford, within reach of a range of local amenities including shops, cafés and supermarkets in and around Ilford town centre and Cranbrook Road. There are several nearby schools, making the area suitable for families seeking access to education options. Transport links are a key feature of this location. Ilford station (Elizabeth line) is accessible from the property and offers services into Central London, with journey times to London Liverpool Street typically around 20–25 minutes. Local bus routes operate along nearby main roads, connecting Ilford with neighbouring areas such as Gants Hill, Barking and Romford. Residents also benefit from proximity to green spaces, with Valentines Park offering walking routes, play areas and sports facilities within a short distance. This setting combines everyday convenience with access to public transport and recreational amenities.

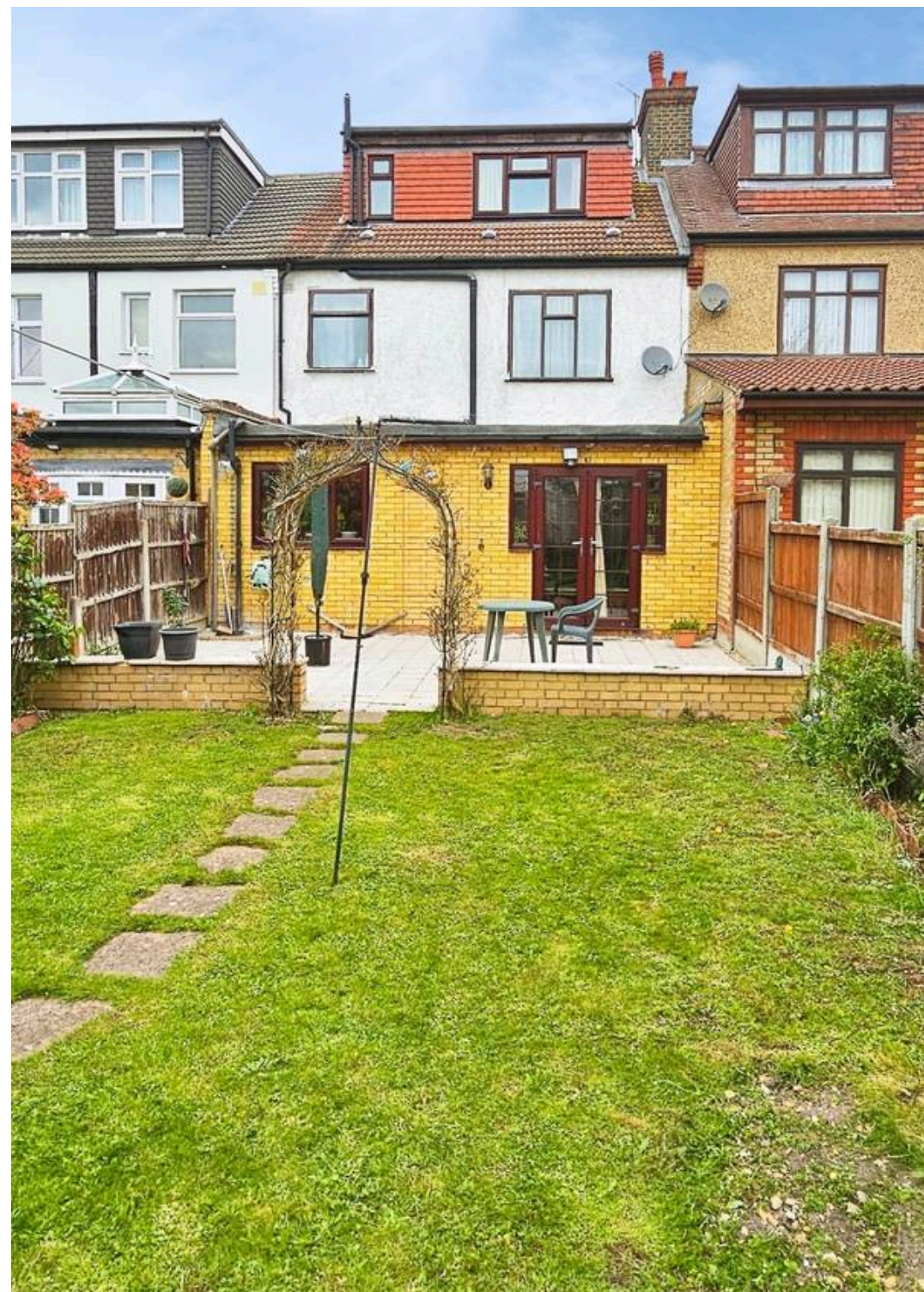
London Borough of Redbridge

Tax Band E – £2,804.49 per annum (2026/2027)

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four Bedrooms
- Three Bathrooms
- Cathedral Estate
- Ideal for Families
- Close to Ilford Town Centre
- Close to Redbridge Station
- Nearby Schools
- Walking distance to Valentine Park



Ground Floor

Enclosed Porch

Hallway

Reception

24' 5" x 14' 4" (7.43m x 4.38m)

Kitchen/Diner

18' 8" x 20' 3" (5.69m x 6.17m)

Shower Room

First Floor Landing

Bedroom

11' 8" x 12' 10" (3.55m x 3.91m)

Bedroom

12' 5" x 12' 10" (3.78m x 3.92m)

Bedroom

8' 4" x 8' 2" (2.55m x 2.48m)

Bathroom

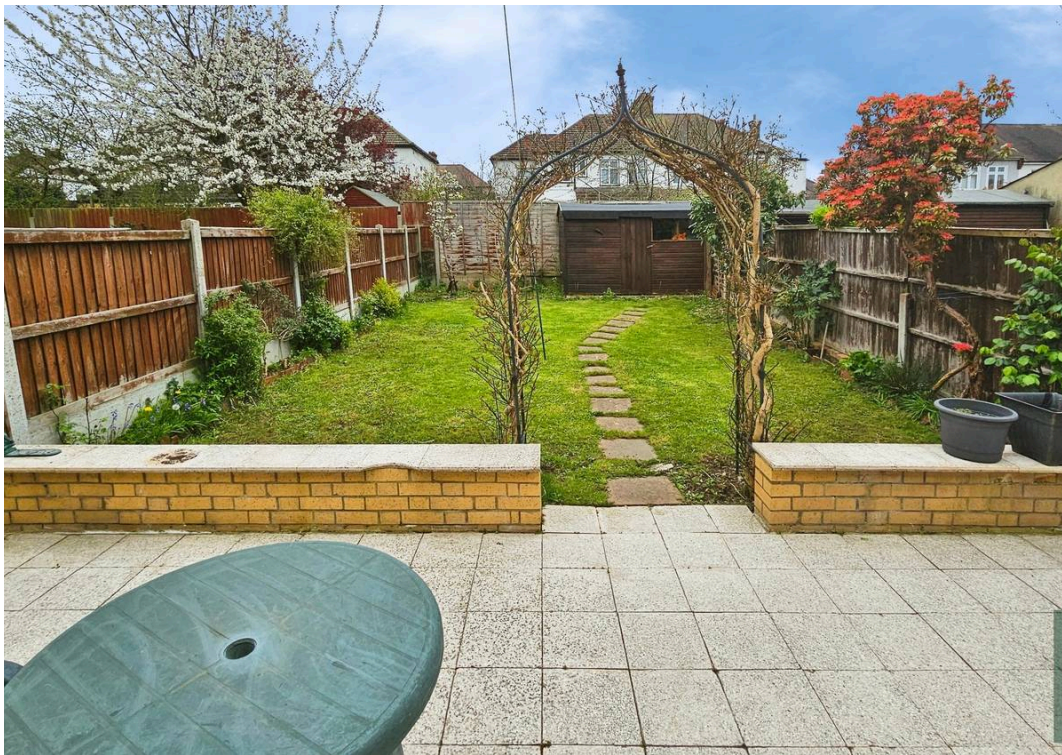
Loft Bedroom

14' 11" x 17' 10" (4.55m x 5.44m)

Loft Shower Room

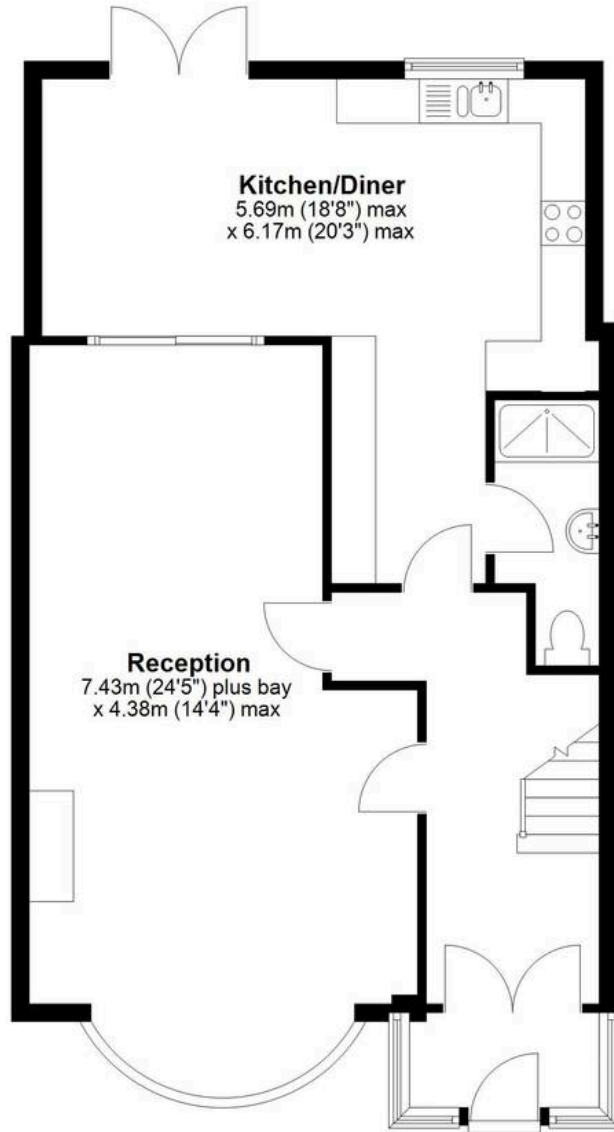






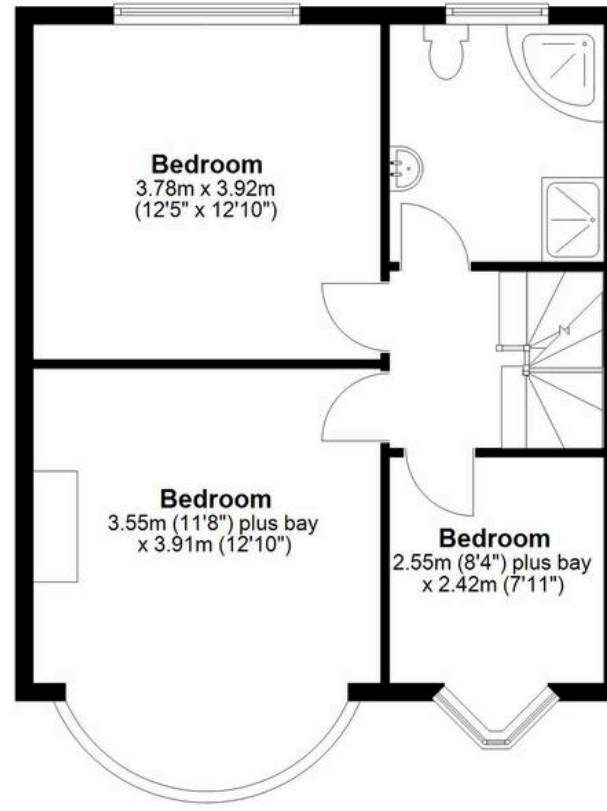
Ground Floor

Approx. 69.1 sq. metres (743.8 sq. feet)



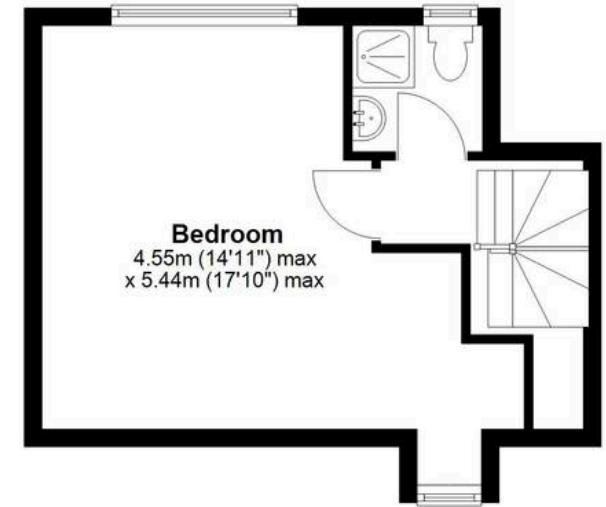
First Floor

Approx. 48.6 sq. metres (523.2 sq. feet)



Second Floor

Approx. 26.5 sq. metres (285.4 sq. feet)



Total area: approx. 144.2 sq. metres (1552.4 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.