

PAYNE & Co



Wards Road, Newbury Park

Ilford

Guide Price £450,000

PAYNE & Co

Payne & Co are pleased to offer this three-bedroom semi-detached house for sale in Newbury Park, Ilford.

The property offers well-proportioned accommodation and features a through lounge with access to a south-facing rear garden measuring approximately 30ft. The ground floor also comprises a galley-style kitchen and a convenient WC.

To the first floor are three bedrooms, two of which benefit from built-in wardrobes, along with a family bathroom. The property requires modernisation throughout, providing an excellent opportunity for buyers to refurbish and tailor the home to their own tastes.

Further benefits include off-street parking, side access to the rear garden, a fully boarded loft with pull-down ladder, and the advantage of being offered with no onward chain.

The property is well located for local amenities in both Ilford and Newbury Park, with a variety of shops, cafés, and everyday services available along nearby high streets. The area is also served by a range of schools, making it a suitable choice for families.

Transport links are nearby, with Newbury Park Underground Station (Central Line) offering direct services to Stratford in approximately 15 minutes and Liverpool Street in around 25 minutes (subject to timetable). Local bus routes provide additional connectivity across Ilford and surrounding areas. Nearby green spaces include Valentines Park, which offers open parkland, play areas, and walking routes.

This property is likely to appeal to first-time buyers, investors, and families seeking a project in a well-connected location.

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

- Three-bedroom semi-detached house
- Through lounge
- South-facing rear garden (approx. 30ft)
- Ground floor WC
- First-floor family bathroom
- Requires modernisation
- Off-street parking
- Side access to rear garden
- No onward chain
- Fully boarded loft with pull-down ladder



Hallway

Through Lounge

24' 4" x 11' 3" (7.42m x 3.43m)

Kitchen

14' 4" x 6' 1" (4.37m x 1.85m)

Wc

Landing

Bedroom One

14' 2" x 10' 8" (4.32m x 3.25m)

Bedroom Two

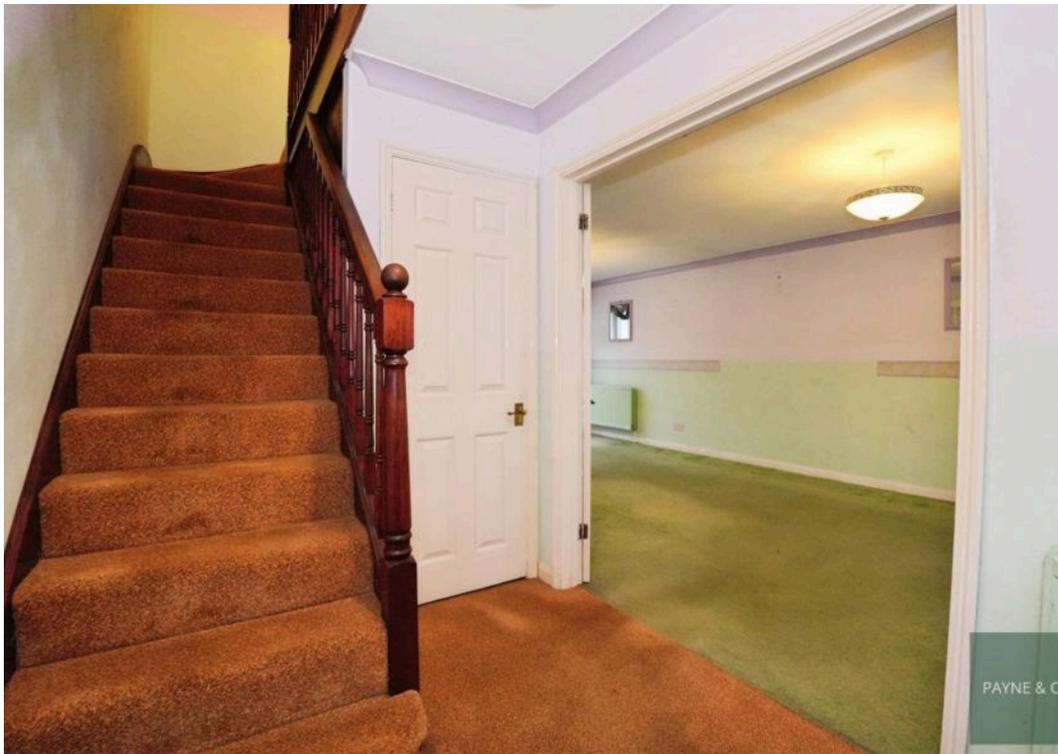
11' 4" x 9' 11" (3.45m x 3.02m)

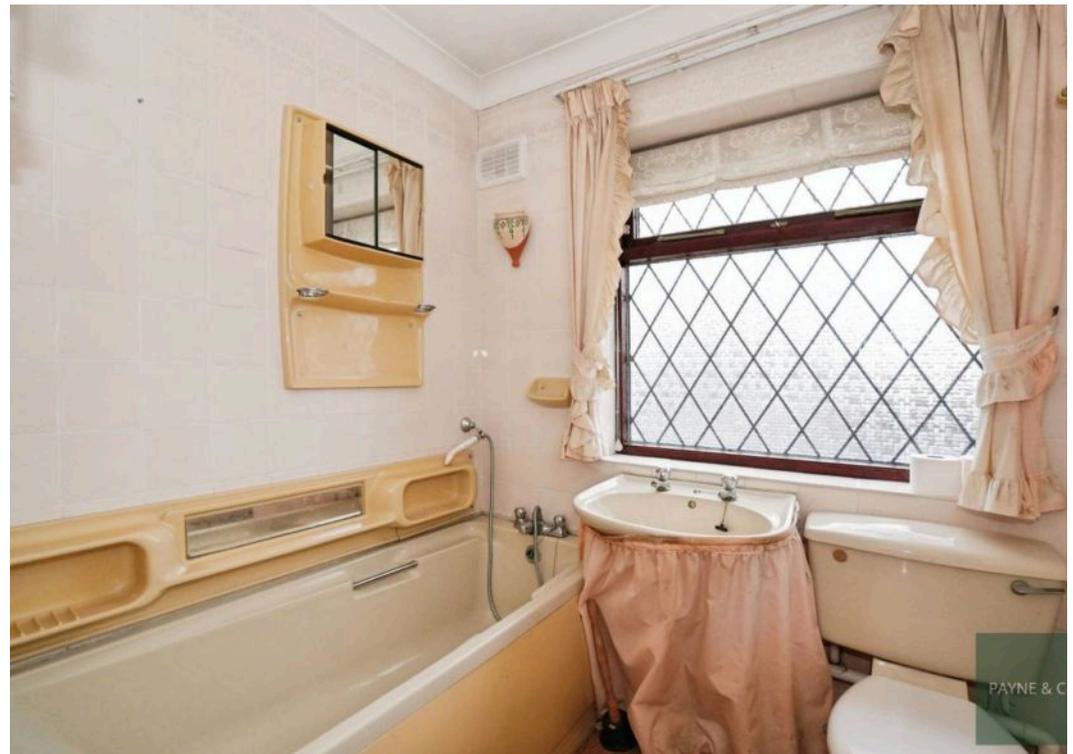
Bedroom Three

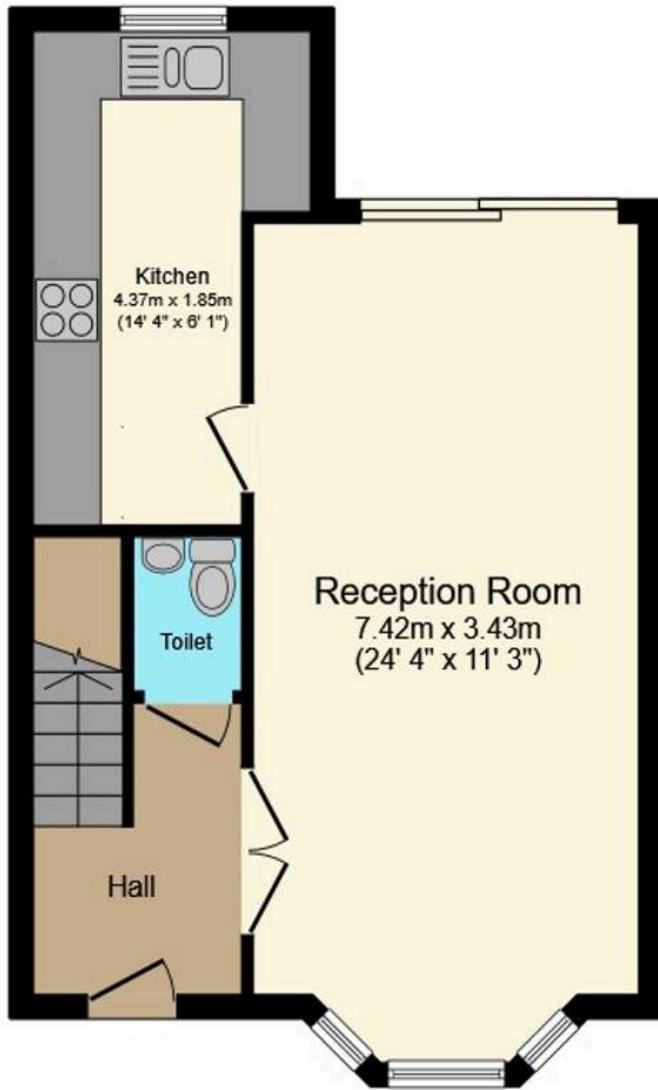
8' 4" x 6' 10" (2.54m x 2.08m)

Bathroom



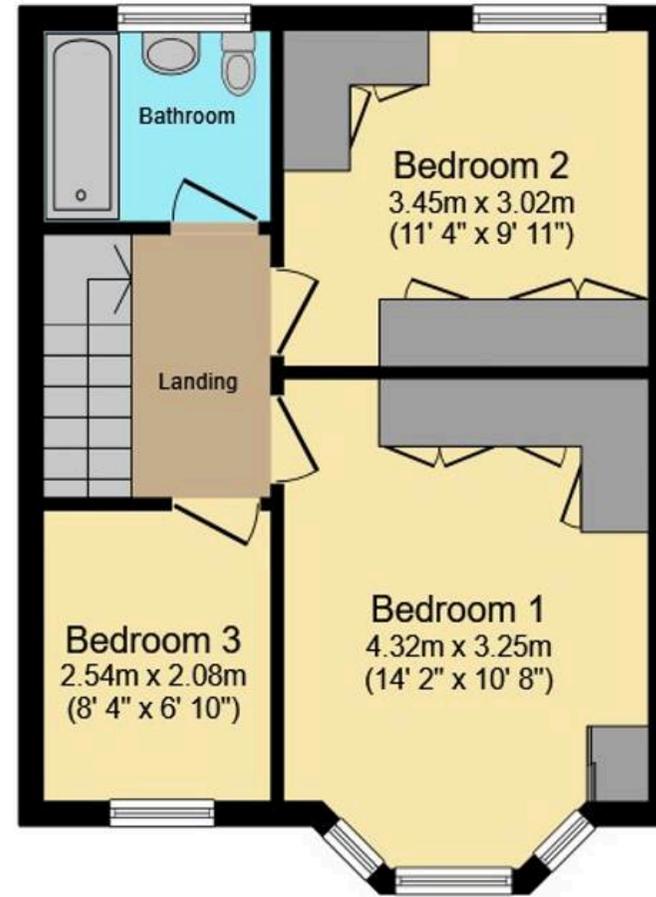






Ground Floor

Floor area 42.0 sq.m. (452 sq.ft.)



First Floor

Floor area 37.8 sq.m. (407 sq.ft.)

Total floor area: 79.7 sq.m. (858 sq.ft.)

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





PAYNE & Co



PAYNE & Co

Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

020 8518 3000 • ilford@payneandco.co.uk • 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.