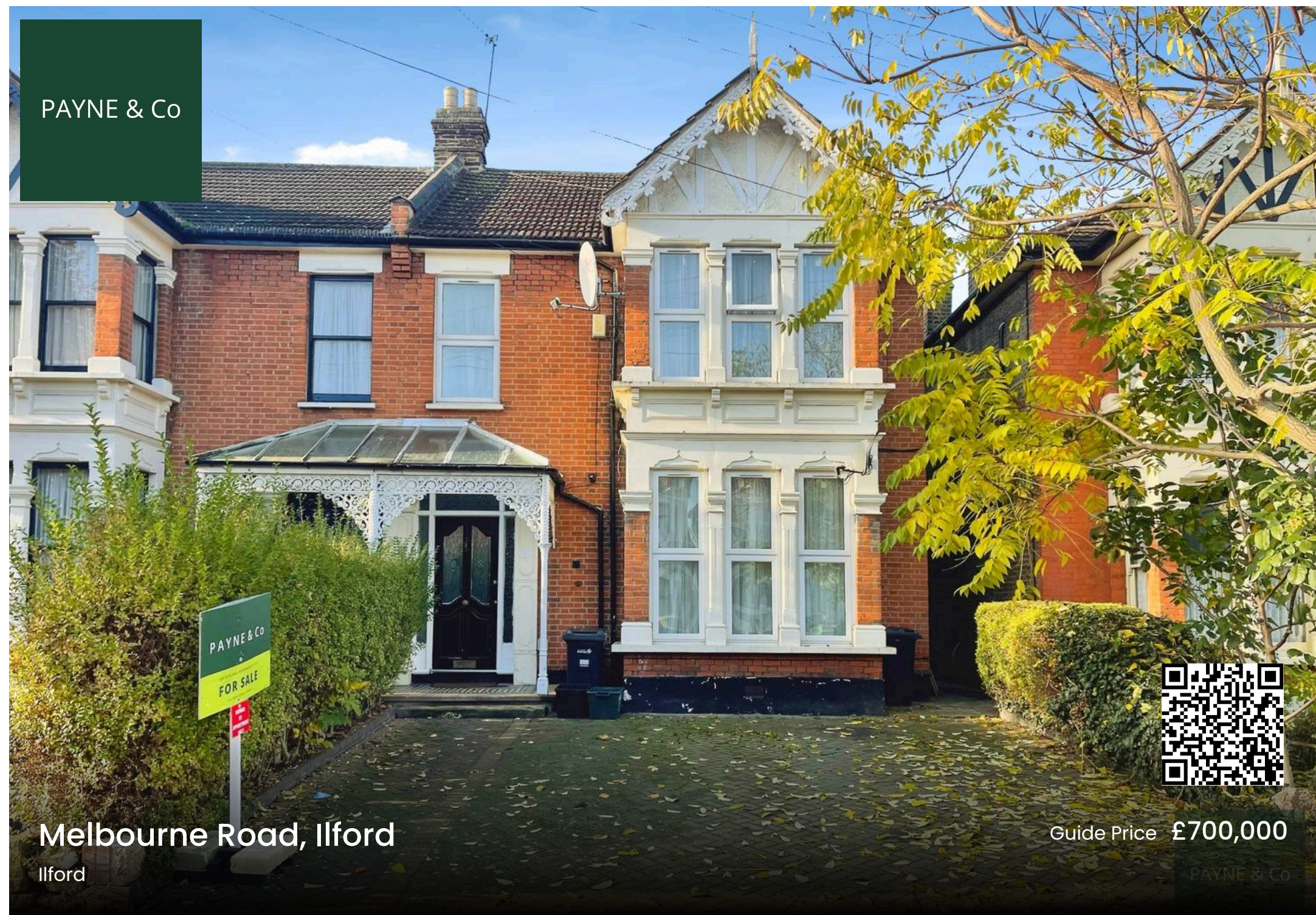


PAYNE & Co



Melbourne Road, Ilford

Ilford

Guide Price £700,000



PAYNE & Co

Guide Price £700,000 - £750,000. Located in the sought-after Commonwealth Estate in North Ilford, this spacious four-bedroom end-of-terrace family home offers versatile living accommodation close to Valentines Park and Ilford Elizabeth Line Station.

The ground floor features three generous reception rooms, including a front lounge with a charming square bay window, a separate dining area, and a rear reception room with direct access to a private garden. A kitchen completes the ground floor layout.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom.

Additional benefits include off-street parking, shared side access, and potential to extend (subject to planning permission).

Situated close to Christchurch School, reputable local amenities, and excellent transport links, this property presents a fantastic opportunity for families and first-time buyers alike.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four bedrooms
- Three reception rooms
- Family bathroom
- Private rear garden
- Off-street parking
- Potential to extend (STPP)



Ground Floor

Hallway

Basement

16' 11" x 11' 3" (5.16m x 3.43m)

Reception One

12' 4" x 16' 5" (3.75m x 5.00m)

Reception Two

13' 5" x 13' 3" (4.08m x 4.03m)

Dining Room

11' 11" x 11' 5" (3.63m x 3.48m)

Kitchen

12' 9" x 8' 0" (3.88m x 2.43m)

First Floor

Bedroom One

12' 6" x 13' 3" (3.81m x 4.03m)

Bedroom Two

13' 5" x 7' 5" (4.08m x 2.26m)

Bedroom Three

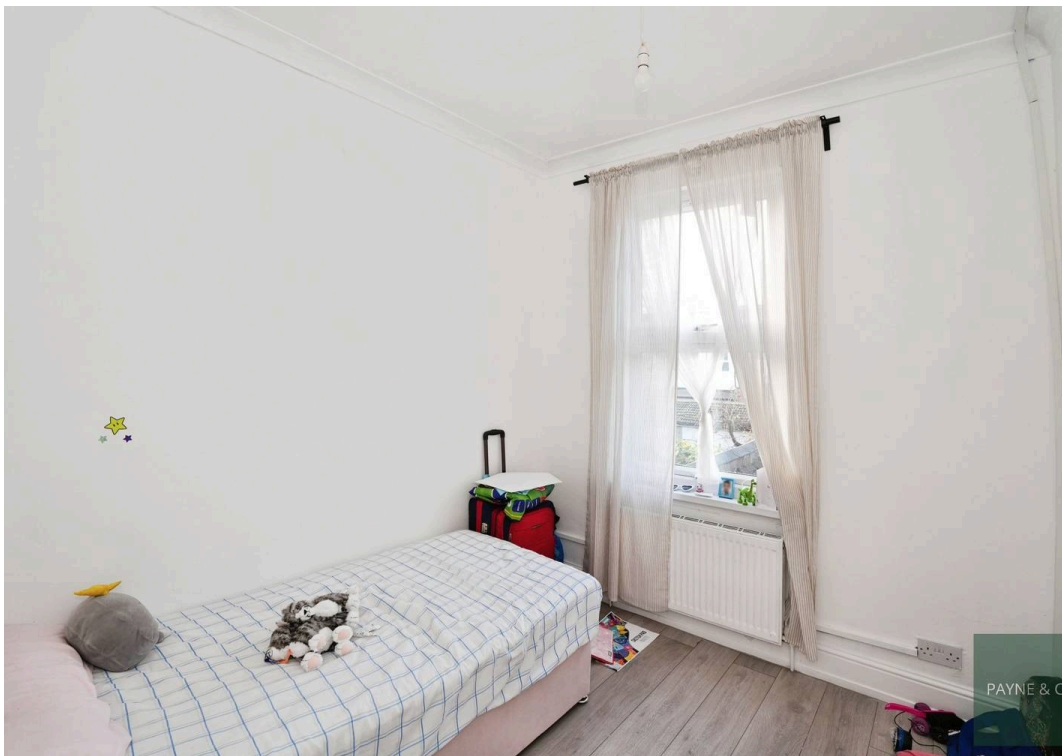
12' 6" x 9' 1" (3.81m x 2.76m)

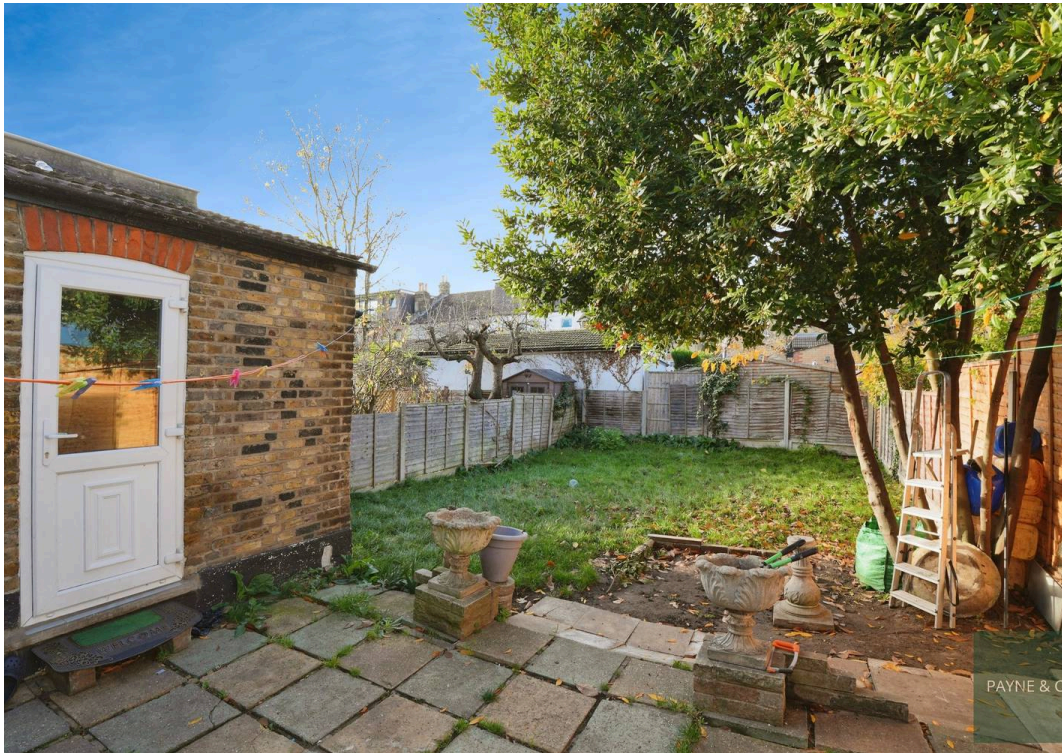
Bedroom Four

9' 0" x 8' 2" (2.74m x 2.48m)

First Floor Bathroom/WC

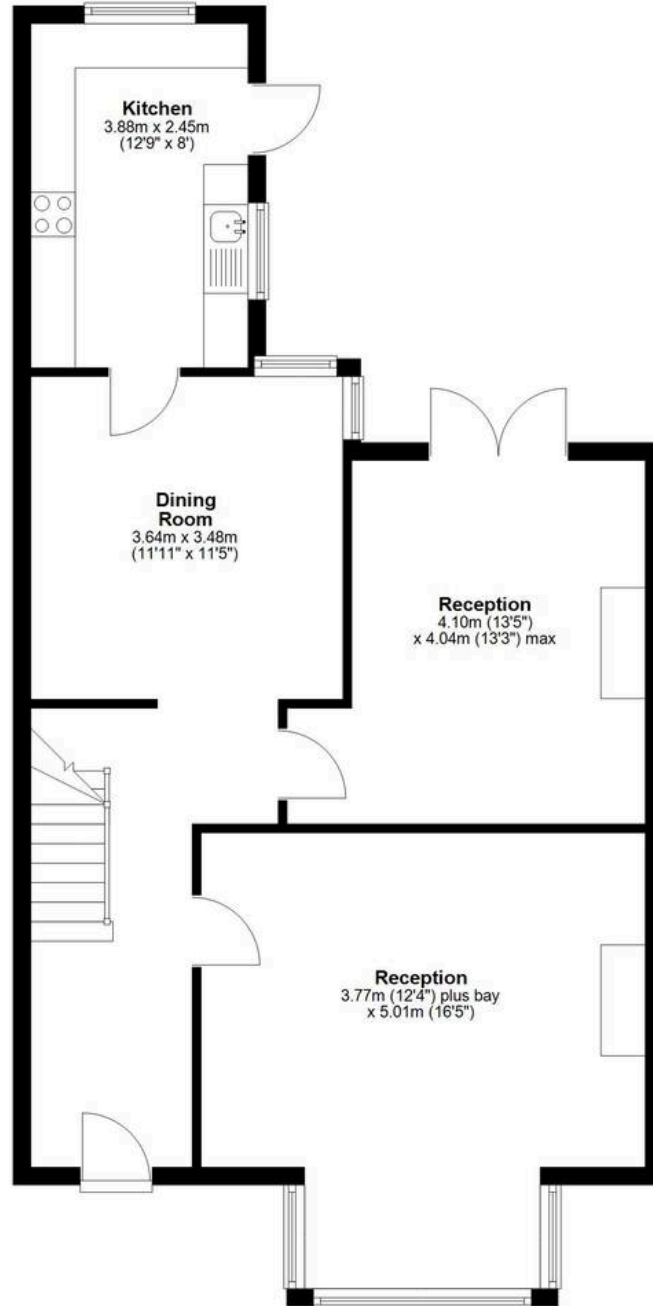






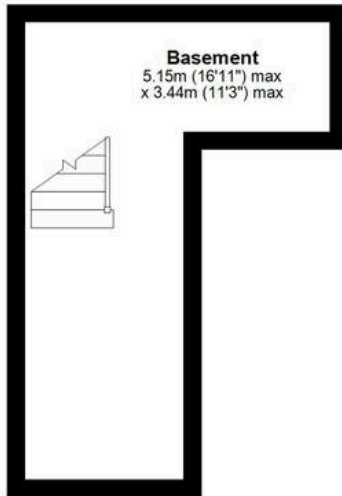
Ground Floor

Approx. 71.8 sq. metres (772.9 sq. feet)



Basement

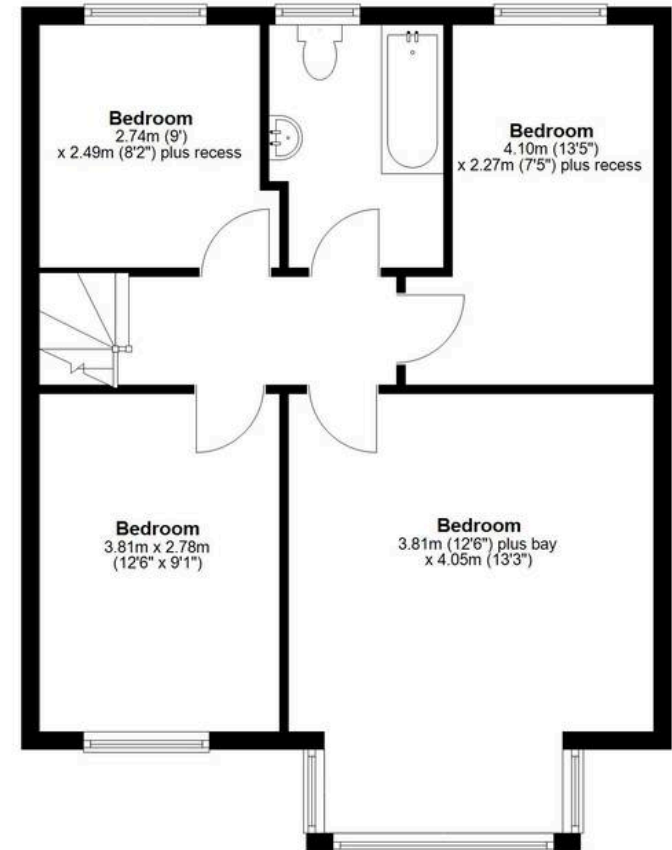
Approx. 11.2 sq. metres (121.1 sq. feet)



Basement
5.15m (16'11" max)
x 3.44m (11'3" max)

First Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 141.4 sq. metres (1522.3 sq. feet)



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