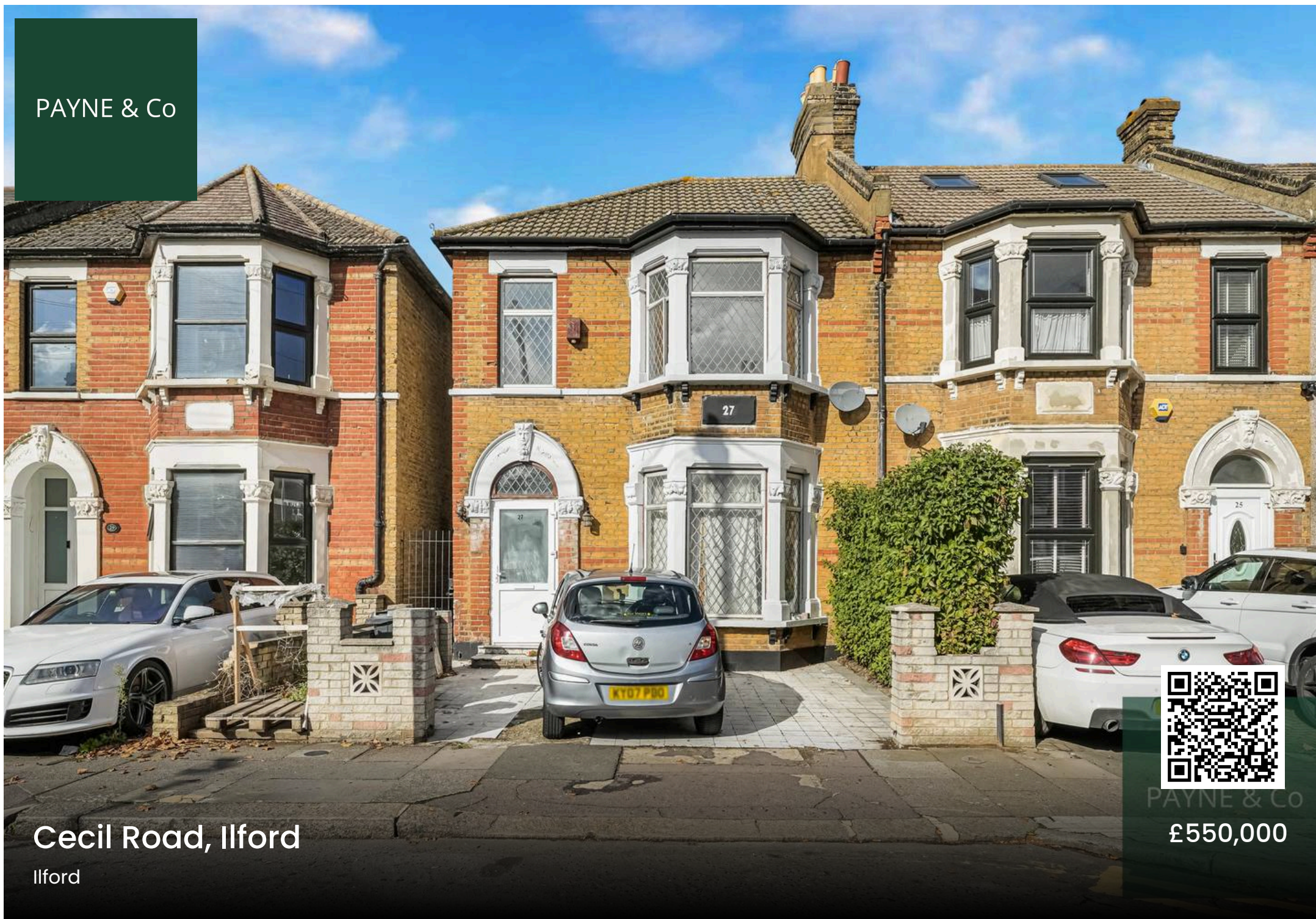


PAYNE & Co



Cecil Road, Ilford

Ilford



PAYNE & Co

£550,000

Opportunity not to miss is this home, offered to the market with no onward chain and perfectly positioned just a short stroll from Ilford station, this lovely three-bedroom end of terrace house is a fantastic opportunity for first-time buyers and growing families alike. Step inside and you'll find a welcoming layout with three generously sized bedrooms, providing ample space for everyone to unwind. Two bathrooms mean there's no need to queue during the morning rush, and the versatile living areas offer plenty of room for both relaxing evenings and lively family gatherings. The property benefits from handy side access, making everyday living that bit easier, and, for those with an eye on the future, there's exciting potential to extend (subject to planning permission), allowing you to really make this home your own as your needs evolve.

The location is hard to beat, with excellent transport links nearby ensuring a fuss-free commute into the City, and a range of local amenities, schools, and shops just moments away, making daily life wonderfully convenient. Whether you're looking for a comfortable base with room to grow or a project to put your own stamp on, this home ticks all the boxes for flexible, modern living. With its sought-after position, scope for further development, and the added bonus of being chain-free, this is a rare find and a superb opportunity not to be missed.

London Borough of Redbridge: Tax Band D – **£2,294.58 per annum (2026/2027)**

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No onwards chain
- End of terrace house
- Three bedrooms
- Two bathrooms
- Side access
- Potential to extend (STPP)
- Close to Ilford station
- Close to transport links



Ground floor porch

Hallway

Reception

15' 9" x 2' 7" (4.80m x 0.80m)

Reception

12' 6" x 12' 6" (3.80m x 3.80m)

Kitchen

9' 2" x 7' 7" (2.80m x 2.30m)

Rear Room

13' 1" x 9' 10" (4.00m x 3.00m)

W.C

Basement

First floor landing

Bedroom

15' 5" x 11' 6" (4.70m x 3.50m)

Bedroom

12' 6" x 11' 6" (3.80m x 3.50m)

Bedroom

8' 6" x 8' 6" (2.60m x 2.60m)

Bathroom



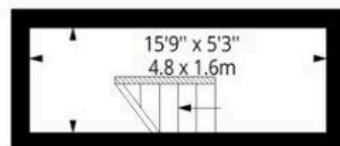




Cecil Road IG1

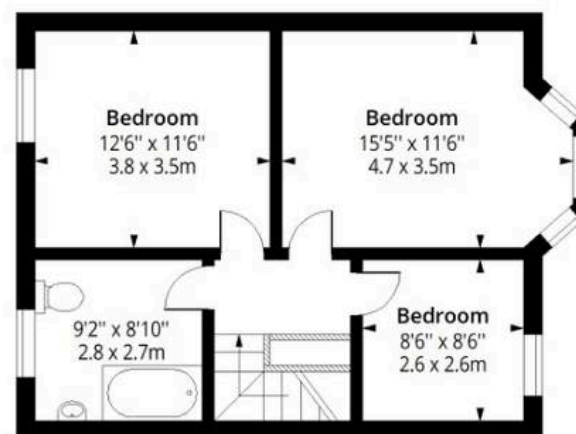
Approx. Gross Internal Area 1257 Sq Ft - 116.78 Sq M

Approx. Gross Basement Area 88 Sq Ft - 8.18 Sq M



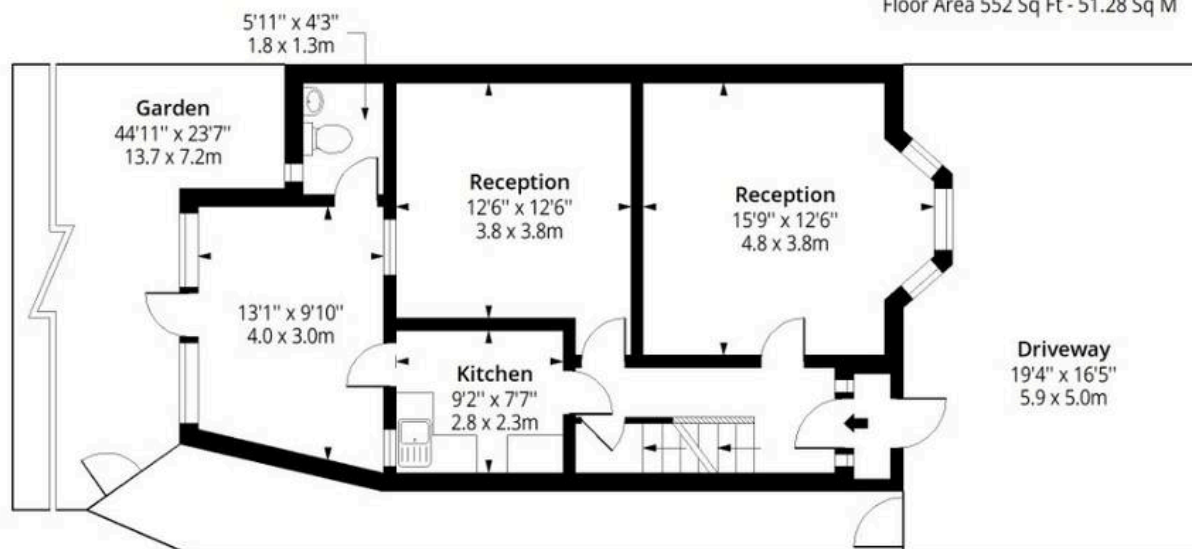
Basement

Floor Area 88 Sq Ft - 8.18 Sq M



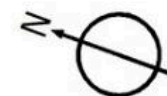
First Floor

Floor Area 552 Sq Ft - 51.28 Sq M



Ground Floor

Floor Area 705 Sq Ft - 65.49 Sq M





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.