

PAYNE & Co



Littlemoor Road, Ilford

Ilford

Guide Price £450,000 Co

Guide Price: £450,000 – £475,000. This three-bedroom terraced house is for sale in Ilford and requires modernising, offering scope for buyers to update and tailor the accommodation to their own needs. The property includes two reception rooms, providing separate areas for living and dining, along with a single kitchen and one bathroom. There is noted potential to extend, subject to planning permission, which may appeal to first-time buyers and families looking for additional space in the future. The property has an EPC rating of D. Located in Ilford, the house is well placed for access to local amenities. Ilford town centre offers a range of shops, cafés and restaurants, as well as everyday services. Nearby open spaces such as Valentines Park provide opportunities for walking, sports and play areas. Ilford Station, on the Elizabeth Line, offers direct services into central London, including Liverpool Street in around 15–20 minutes and onward connections to the West End and Heathrow. Local bus routes operate through the area, linking Ilford with neighbouring districts and retail centres. A selection of primary and secondary schools can be found within the wider Ilford area, making the location practical for households needing access to education and transport connections.

Council Tax: London Borough of Redbridge

Tax Band D – **£2,294.58 per annum (2025/2026)**

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onwards Chain
- Potential for Extensions (STPP)
- Three Bedrooms
- Two Receptions
- Scope for Modernisation
- Good access to local Schools
- Ideal for first-time buyers
- Close to Ilford town centre



Ground Floor

Porch

Hallway

Reception

16' 9" x 11' 2" (5.11m x 3.40m)

Reception

16' 10" x 8' 2" (5.13m x 2.49m)

Kitchen

15' 6" x 9' 1" (4.72m x 2.77m)

First Floor Landing

Bedroom

11' 2" x 10' 5" (3.40m x 3.18m)

Bedroom

11' 8" x 10' 0" (3.56m x 3.05m)

Bedroom

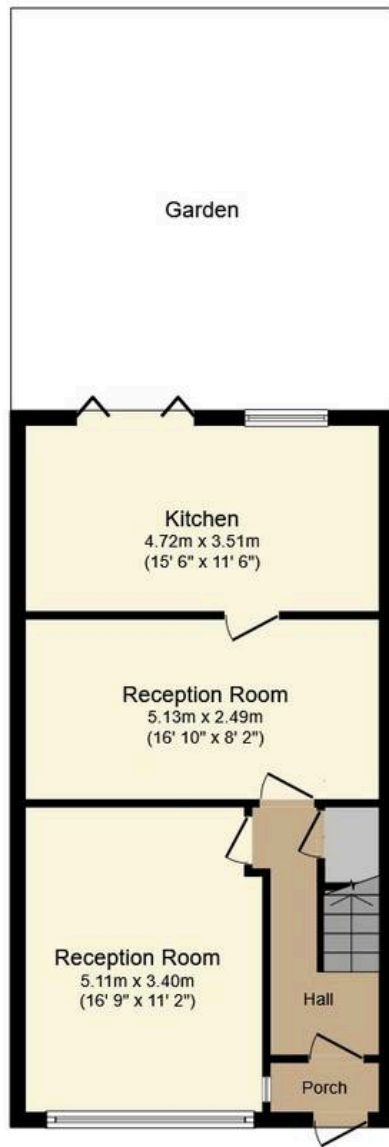
7' 8" x 6' 0" (2.34m x 1.83m)

Bathroom

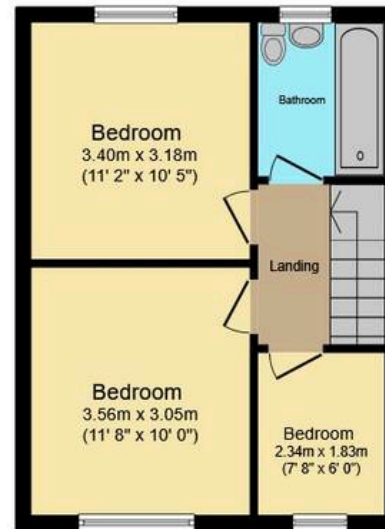








Ground Floor



First Floor

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Payne & Co, 151 Cranbrook Road - IG1 4TA

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

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