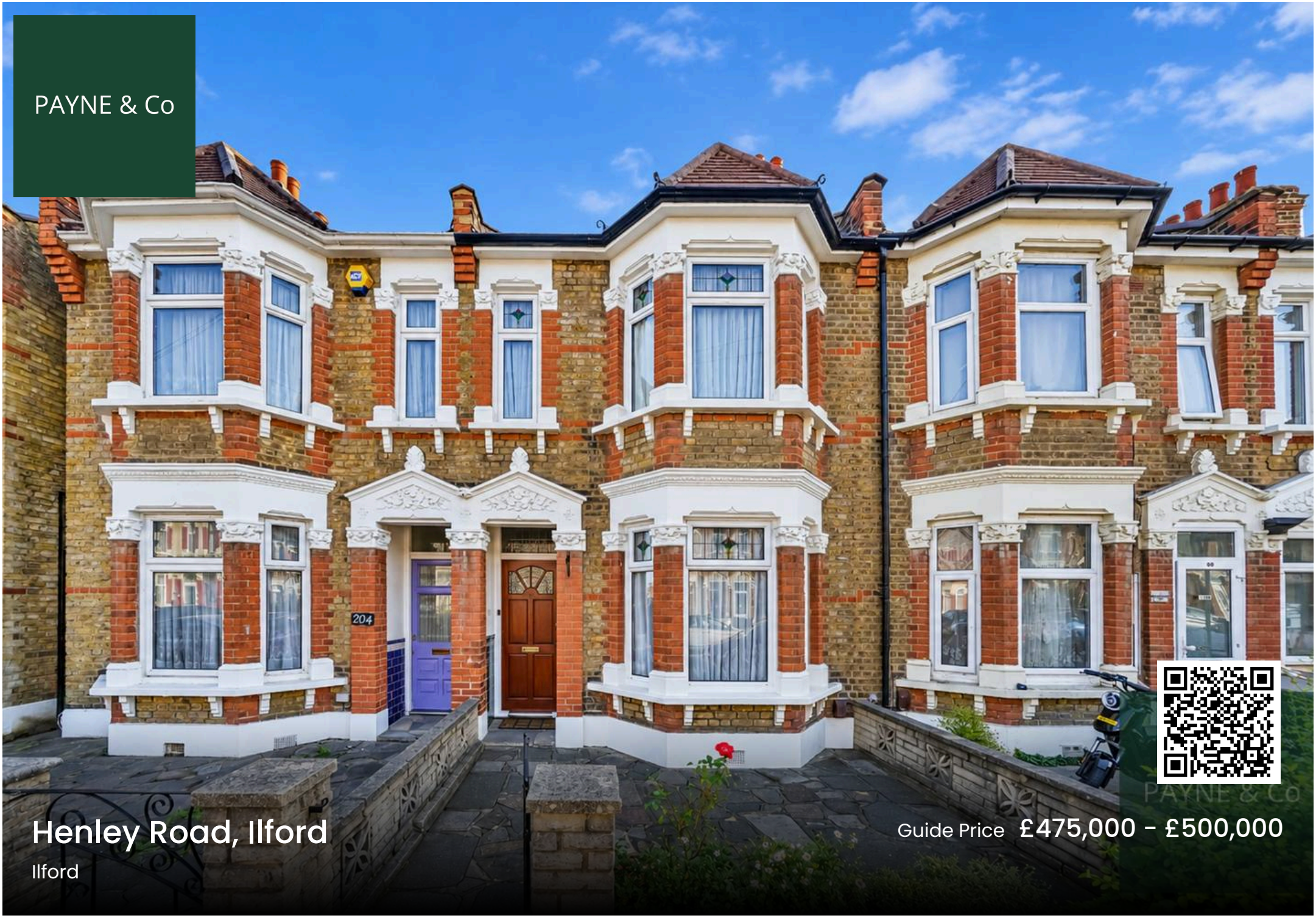



# Henley Road, Ilford

Ilford

Guide Price £475,000 - £500,000

**Guide Price £475,000 - £500,000.**

**For sale: a three-bedroom terraced house located in Ilford, offering well-proportioned accommodation, a through lounge, ground floor four-piece bathroom and an approximately 43 ft rear garden with feature pond.**

The ground floor provides a practical layout with a through lounge creating a spacious combined living and dining area, ideal for both everyday living and entertaining. To the rear is a kitchen serving the main living accommodation, along with a ground floor bathroom fitted with a four-piece suite.

Henley Road is conveniently positioned within reach of Ilford Lane and Ilford town centre, offering a wide range of shops, supermarkets, restaurants and everyday amenities. The property is also within easy reach of Valentines Park, providing open green space, walking routes and recreational facilities.

Local schools in the Ilford area include a range of primary and secondary options, while transport links are well served with Ilford Station providing Elizabeth Line services into central London and surrounding areas. Local bus routes also connect Ilford with neighbouring areas including Barking, Gants Hill and Romford.

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

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three-bedroom terraced house
- Through lounge living-dining area
- Ground floor four-piece bathroom
- Approx. 43 ft rear garden
- Garden with feature pond
- Near Valentines Park green spaces
- Elizabeth Line services from Ilford Station
- Close to Ilford town centre



**Lounge / Diner**
24' 3" x 11' 6" (7.39m x 3.51m)

**Kitchen**
13' 1" x 9' 2" (3.99m x 2.79m)

**Bathroom**
10' 2" x 8' 6" (3.10m x 2.59m)

**Landing**

**Bedroom**
15' 1" x 13' 1" (4.60m x 3.99m)

**Bedroom**
11' 2" x 9' 6" (3.40m x 2.90m)

**Bedroom**
9' 2" x 9' 2" (2.79m x 2.79m)



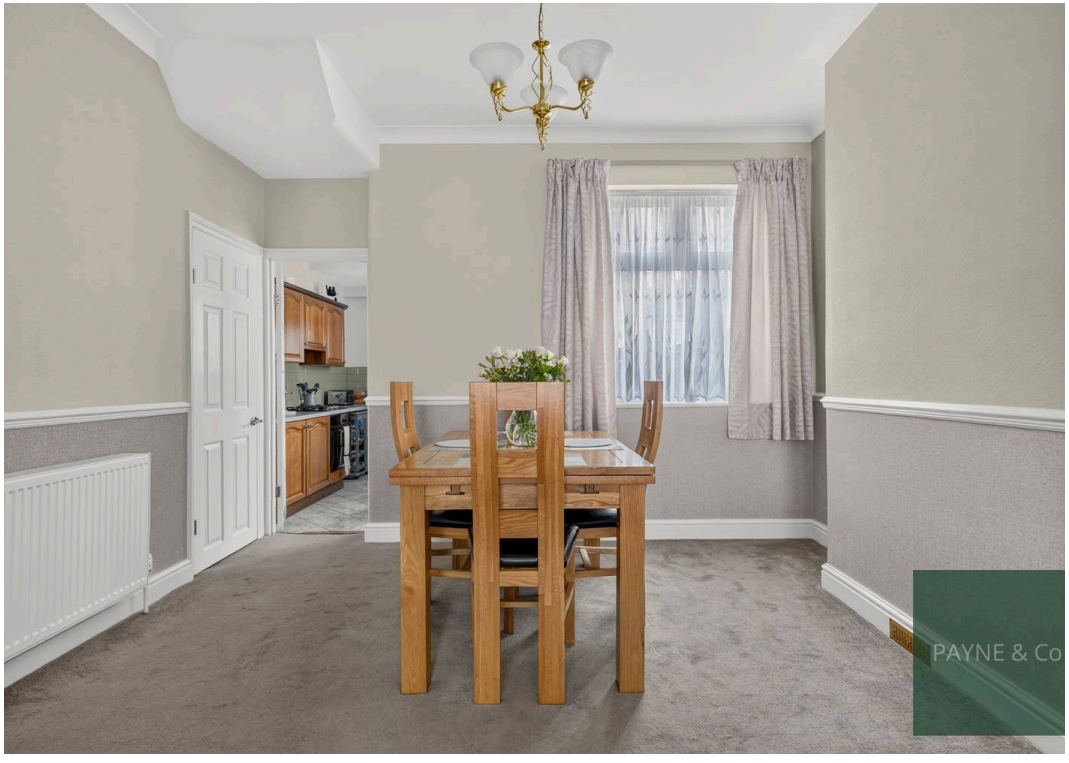


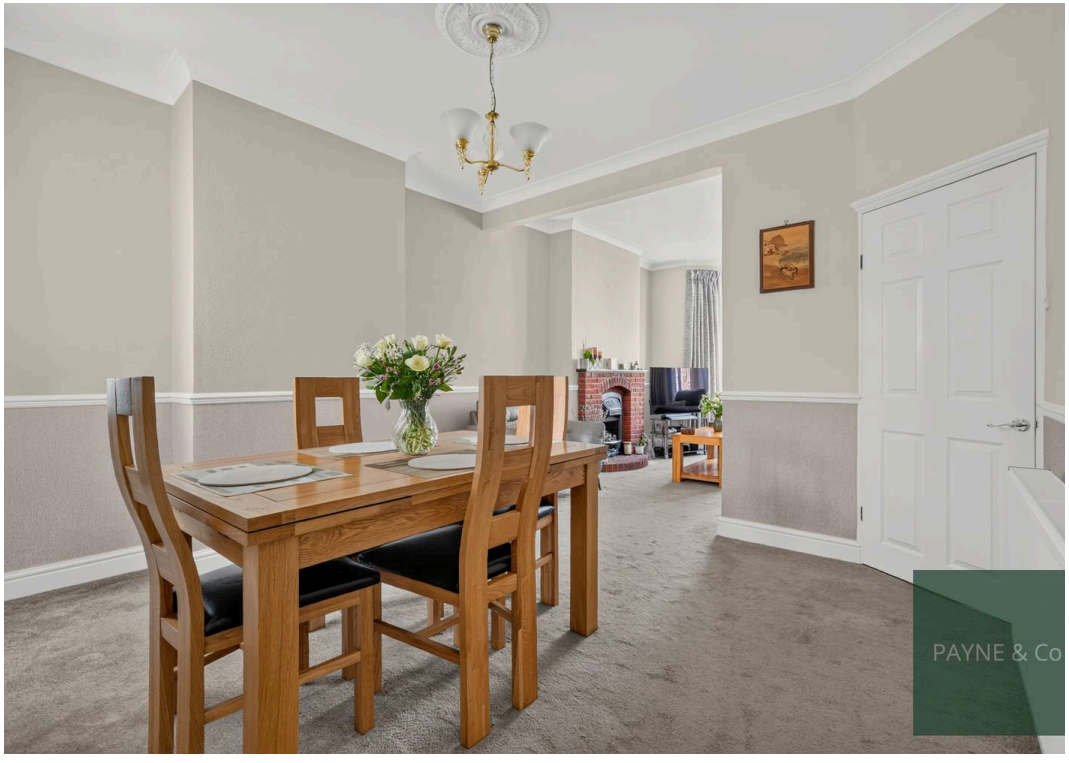




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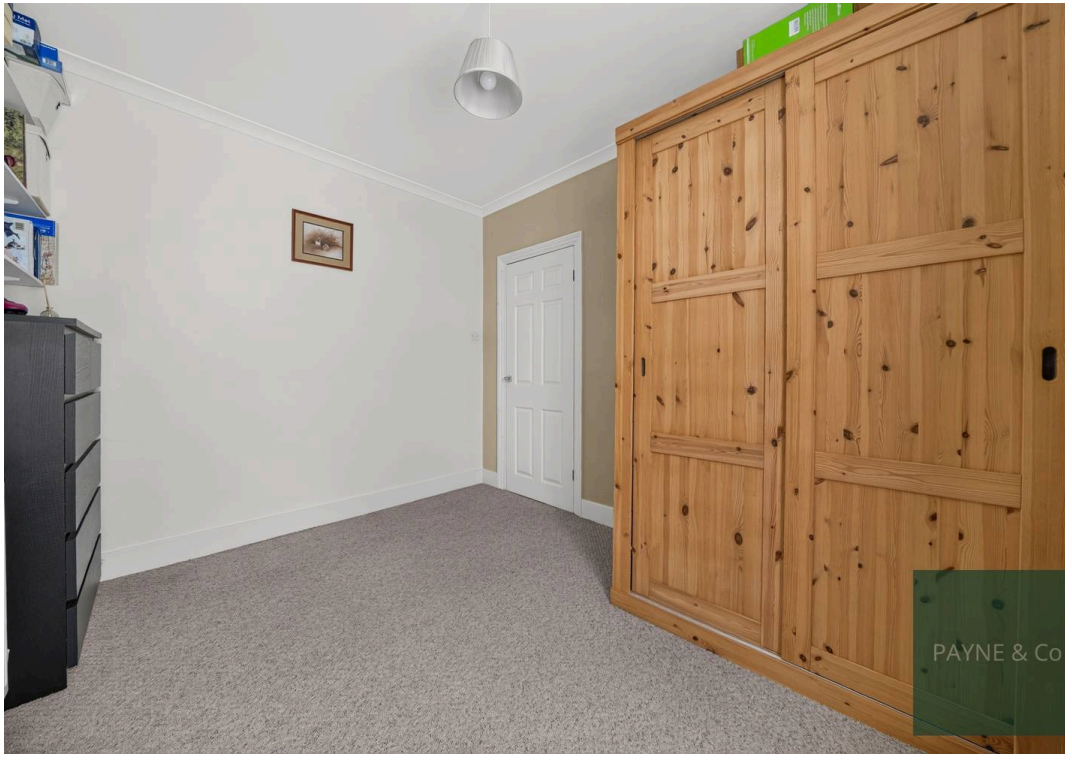

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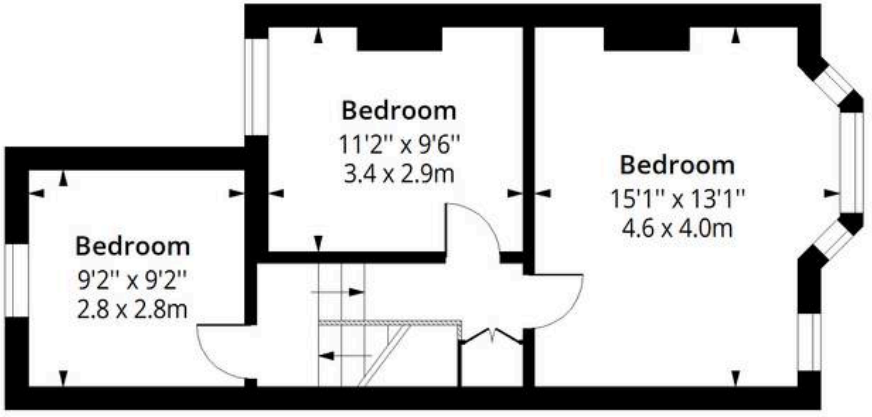

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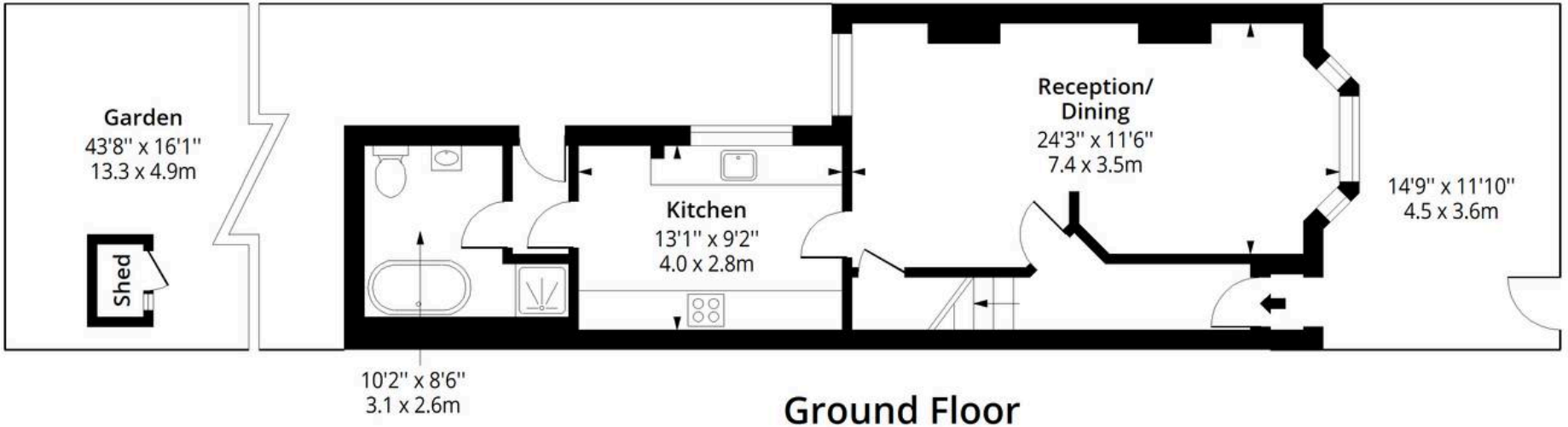
# Henley Road IG1

Approx. Gross Internal Area 1009 Sq Ft - 93.74 Sq M
Approx. Gross Shed Area 8 Sq Ft - 0.74 Sq M




## First Floor

Floor Area 448 Sq Ft - 41.62 Sq M




## Ground Floor

Floor Area 561 Sq Ft - 52.12 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 28/10/2026




# Payne & Co

**Payne & Co, 151 Cranbrook Road - IG1 4TA**

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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.