

PAYNE & Co

Sandyhill Road, Ilford

Ilford

In Excess of £585,000



Move in Ready. This four-bedroom terraced house is offered for sale in Ilford and is presented in immaculate condition throughout. The property provides two reception rooms, creating defined areas for living and dining, together with a well-appointed kitchen and two bathrooms and a ground floor WC. With an EPC rating of C, it offers a relatively efficient home environment. The house is situated in Ilford, within convenient reach of Ilford town centre, where you will find a range of shops, supermarkets, cafés and restaurants. Valentine's Park is accessible for green open space, walking routes and recreational facilities. Public transport connections are strong. Ilford Station (Elizabeth line) provides direct services into central London, including London Liverpool Street in around 20 minutes and Stratford in approximately 10 minutes, making this property suitable for commuting. Local bus routes link the surrounding neighbourhoods and nearby retail areas. The area is also known for a range of primary and secondary schools, making this four-bedroom terraced house a practical option for those seeking a family home in Ilford.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Onwards Chain
- Immaculate Condition
- Four Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Living Room
- EPC Rating: C
- Close to Ilford Town Centre
- Ideal for Families



Ground Floor Hallway

Reception

13' 11" x 10' 6" (4.25m x 3.20m)

Reception Open Plan

Kitchen/Diner

29' 4" x 13' 11" (8.95m x 4.25m)

First Floor Landing

Bedroom

11' 10" x 7' 9" (3.60m x 2.35m)

Bedroom

10' 2" x 8' 6" (3.10m x 2.60m)

Bedroom

7' 7" x 6' 11" (2.30m x 2.10m)

Bathroom

Second Floor Landing

Bedroom

17' 7" x 12' 4" (5.35m x 3.75m)

Shower Room

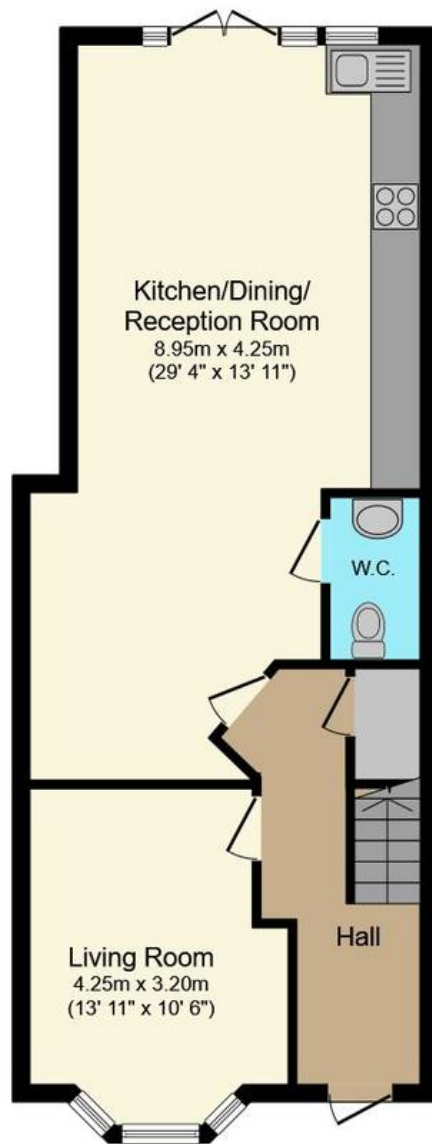


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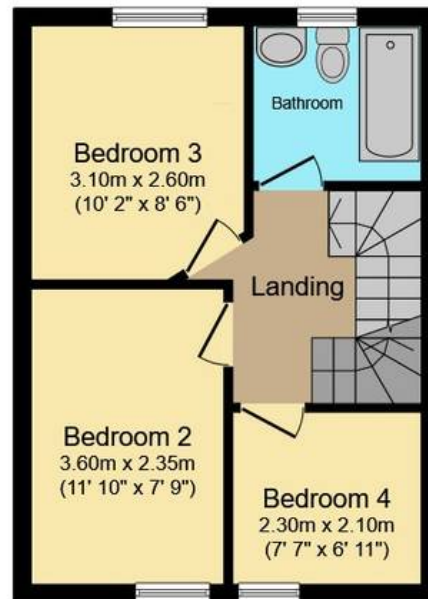




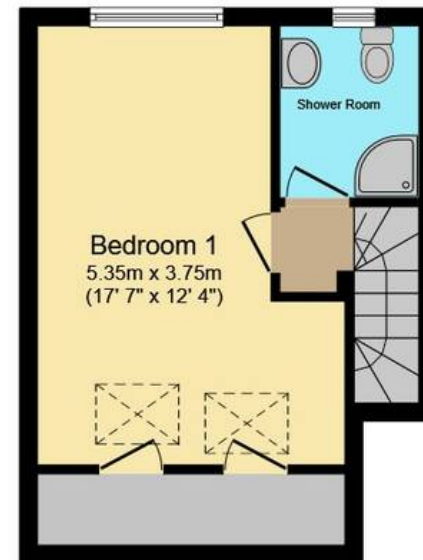




Ground Floor



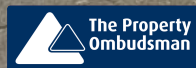
First Floor



Second Floor



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