

PAYNE & Co

Brook Road, Newbury Park

Ilford

Guide Price £550,000 – £575,000





Guide Price: £550,000 – £575,000. This lovely four-bedroom terraced house in Ilford is offered for sale and is suited to families seeking space and the opportunity to modernise to their own requirements. The property currently provides two reception rooms, three bathrooms and one kitchen, along with noted potential for extensions, subject to the usual consents. The house is located in a residential area of Ilford with access to a range of local amenities including shops, cafés and everyday services on nearby high streets. Several local schools are within reach, making the location practical for households with children. Nearby green spaces, such as local parks in the Ilford area, offer opportunities for walking, play areas and general recreation. Public transport links are available via nearby stations including Newbury Park Underground (Central line) and Ilford mainline/Elizabeth line services. From these stations, journeys into central London are typically achievable in around 20–30 minutes, providing commuting options to locations such as Stratford, Liverpool Street and the West End. Road connections from Ilford give access towards the A12 and A406, offering routes around east and north-east London and beyond. Overall, this terraced house presents a functional layout with scope for future improvement and enlargement.

Council Tax band: D

Tenure: Freehold

- No Onwards Chain
- Off-Street Parking
- Four Bedrooms
- Three Bathrooms
- Potential for Extensions (STPP)
- Close to Newbury Park Station
- Scope to Modernise Throughout
- Access to local parks and green spaces





## Ground Floor

### Hallway

### Reception

14' 0" x 12' 2" (4.26m x 3.71m)

### Dining Room

8' 11" x 12' 2" (2.71m x 3.71m)

### Kitchen

8' 9" x 6' 11" (2.67m x 2.11m)

### Shower Room

### Conservatory

### First Floor Landing

### Bedroom

12' 2" x 11' 6" (3.71m x 3.51m)

### Bedroom

10' 8" x 11' 6" (3.24m x 3.51m)

### Bedroom

7' 7" x 7' 7" (2.32m x 2.31m)

### Second Floor Landing

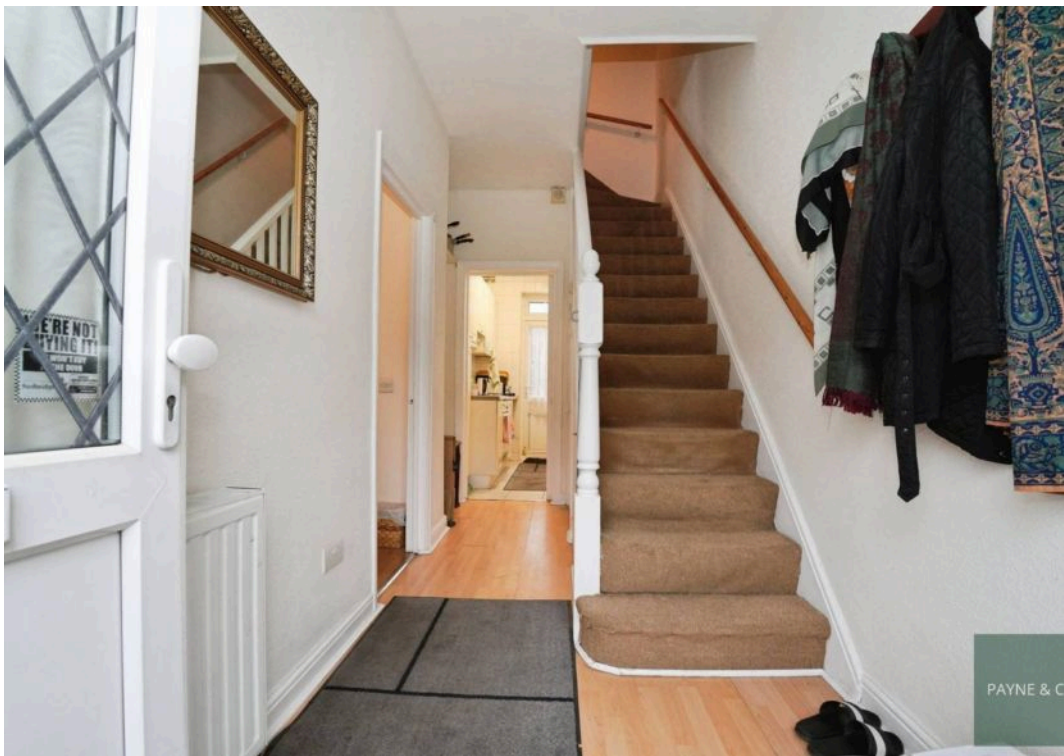
### Bedroom

12' 9" x 12' 8" (3.89m x 3.85m)

### En-Suite





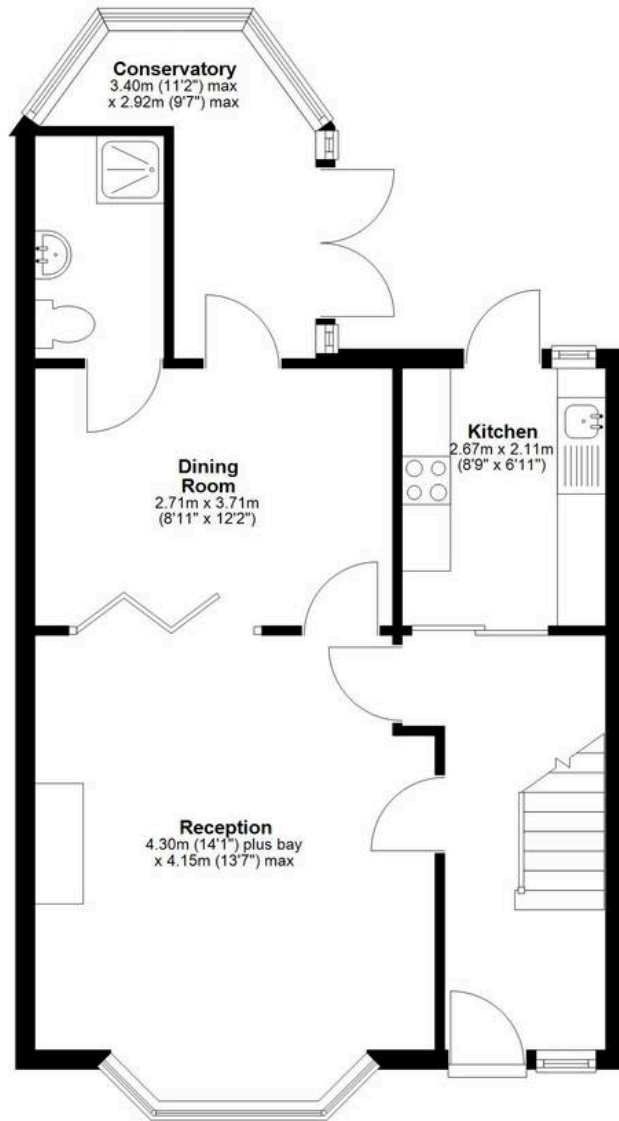






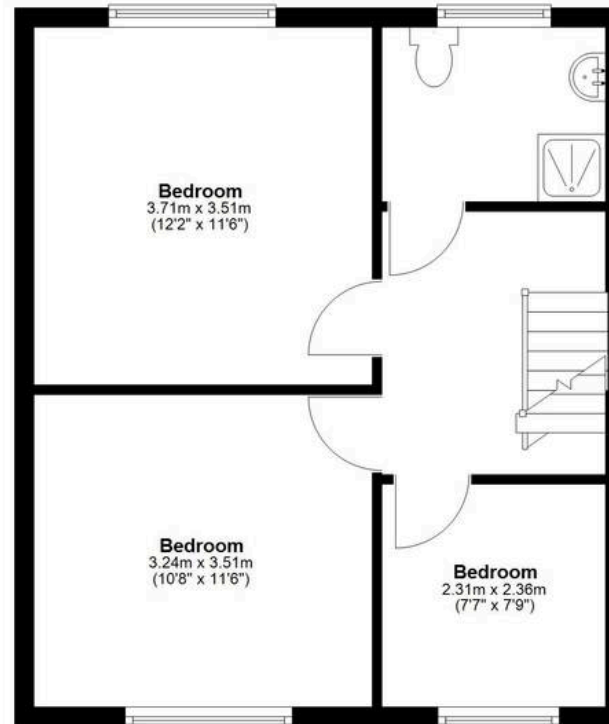
## Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



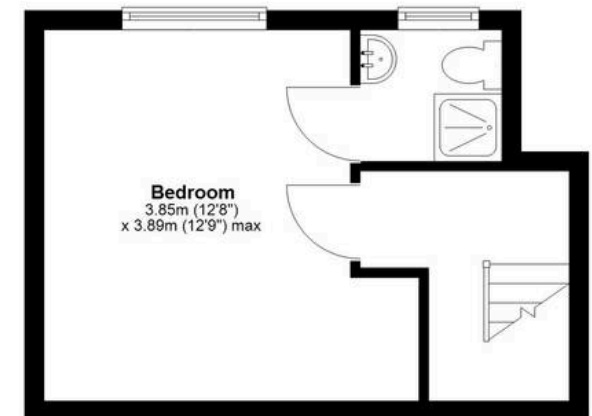
## First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



## Second Floor

Approx. 20.0 sq. metres (214.8 sq. feet)



Total area: approx. 113.6 sq. metres (1222.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.





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