

PAYNE & Co



Kingston Road, Ilford

Ilford

Guide Price £425,000 – £450,000

Guide Price: £425,000 - £450,000. This two-bedroom terraced house is for sale in Ilford and is presented in good condition, offering a practical layout suited to first-time buyers and investors. The property includes one reception room, one kitchen and one bathroom, together with a master bedroom and a second bedroom. There is stated potential to extend, subject to obtaining the necessary planning consents (SSTP). The house is positioned within access of Ilford's amenities, including local shops, cafés and services found in and around the town centre. Nearby green spaces such as Valentines Park provide open areas for walking, leisure and sports facilities.

Ilford Station (Elizabeth line and TfL Rail services) offers direct links to central London, including Liverpool Street in around 20-25 minutes, making the area suitable for commuters. Local bus routes connect surrounding districts and provide onward travel into neighbouring towns. There are nearby schools serving different age groups within the Ilford area, making this location practical for households needing access to education. Overall, this terraced house represents an option for buyers seeking a two-bedroom property with scope for future extension (SSTP) in a residential area of Ilford close to green spaces and local facilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onwards Chain
- Two Bedrooms
- Through Reception
- Potential for Extensions (STPP)
- Ideal for first-time buyers
- Attractive to buy-to-let investors
- Popular Location
- Renovated Throughout



Ground Floor

Porch

Hallway

Reception

24' 3" x 12' 6" (7.40m x 3.80m)

Kitchen

8' 6" x 8' 2" (2.60m x 2.50m)

First Floor Landing

Bedroom One

15' 5" x 13' 1" (4.70m x 4.00m)

Bedroom Two

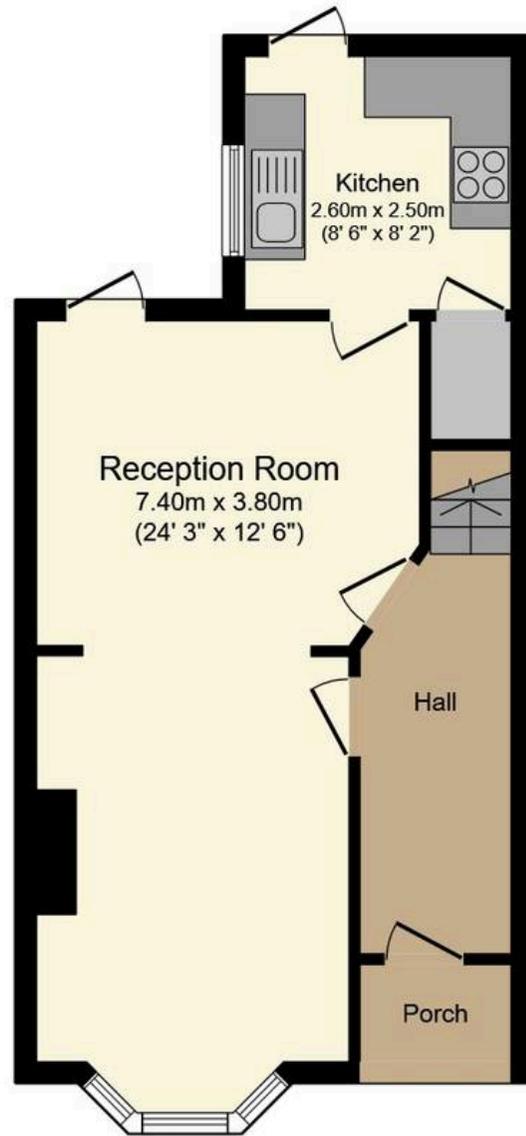
10' 6" x 9' 10" (3.20m x 3.00m)

Bathroom

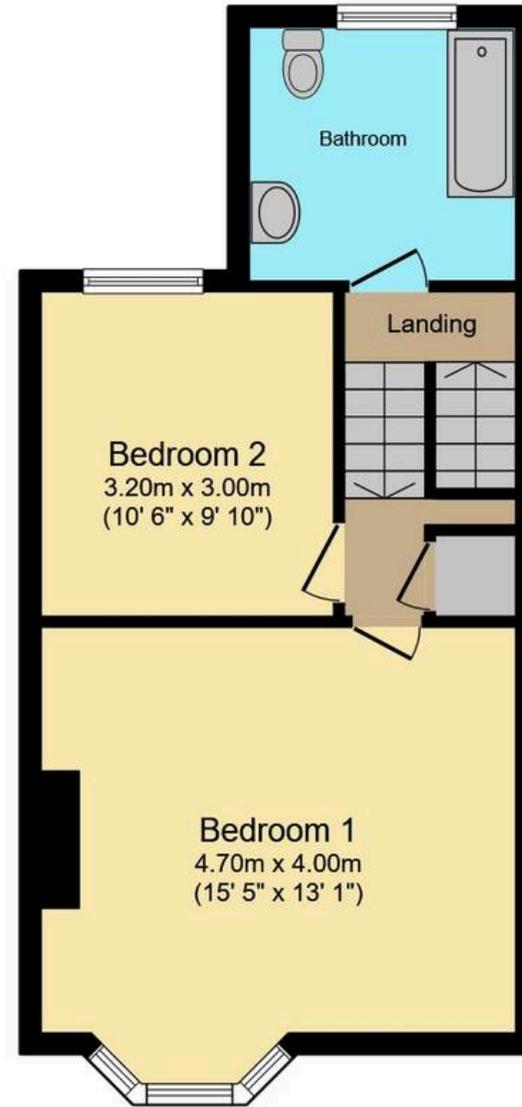








Ground Floor



First Floor

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