

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Coventry Road, ILFORD, IG1 4RD

Freehold

Guide Price £600,000



Council Tax: Band E
Redbridge

Guide Price £600,000 - £650,000. Payne & Co are pleased to offer for sale this terraced house in the sought-after Commonwealth Estate. Boasting a total of four bedrooms - three of which are double rooms and the remaining a single - this property presents an exciting opportunity for those seeking a project, as it requires full modernisation and refurbishment. The house also includes a bathroom located on the first floor, a kitchen, and a through lounge. Despite needing renovation, the property maintains its original charm with features such as a brick facade. Additionally, there is a ground floor WC and a cellar, offering extra space and convenience. One of the selling points of this property is the off-street parking available, a desirable feature for many homeowners. Situated near Valentines Park and within proximity to Ilford's Elizabeth Line, the property benefits from a prime location with easy access to local amenities. Notably, there are nearby schools making it an ideal choice for families. Opportunities to purchase a house with such potential in this prime location are rare. This property is undoubtedly a diamond in the rough, waiting for the right owner to restore its shine.

- Four bedrooms
- Terraced house
- Off-street parking
- Requires full modernisation
- Sought-after Commonwealth Estate
- Original brick facade charm
- Proximity to Valentines Park
- No onward chain



GROUND FLOOR

Reception Room: 24' 4" x 13' 5" (7.42m x 4.09m)

WC

Utility Room: 8' 5" x 7' 9" (2.57m x 2.36m)

Kitchen: 14' 3" x 10' 11" (4.34m x 3.33m)

Basement/cellar: 20' 8" x 4' 10" (6.30m x 1.47m)

FIRST FLOOR

Bedroom One: 17' 8" x 11' 10" plus bay (5.38m x 3.61m)

Bedroom Two: 12' 0" x 11' 11" (3.66m x 3.63m)

Bathroom/Separate WC

Bedroom Three: 12' 2" x 10' 9" (3.71m x 3.28m)

Bedroom Four: 6' 10" x 7' 7" (2.08m x 2.31m)

EXTERIOR

Off street parking

Rear Garden (Unmeasured)



Basement
Approx. 9.3 sq. metres (100.2 sq. feet)

Ground Floor
Approx. 70.8 sq. metres (762.8 sq. feet)

First Floor
Approx. 68.6 sq. metres (738.7 sq. feet)



Total area approx. 148.8 sq. metres (1601.5 sq. feet)
While every effort has been made to ensure the accuracy of the floorplan construction, measurements of doors, windows, corridors etc. that do not affect the overall area are not necessarily included in any floor plan or measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The spaces, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given. The products are the property of the manufacturer.

020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk
 151 Cranbrook Road, Ilford, IG1 4TA

- 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.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit "terms and conditions" on our website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

