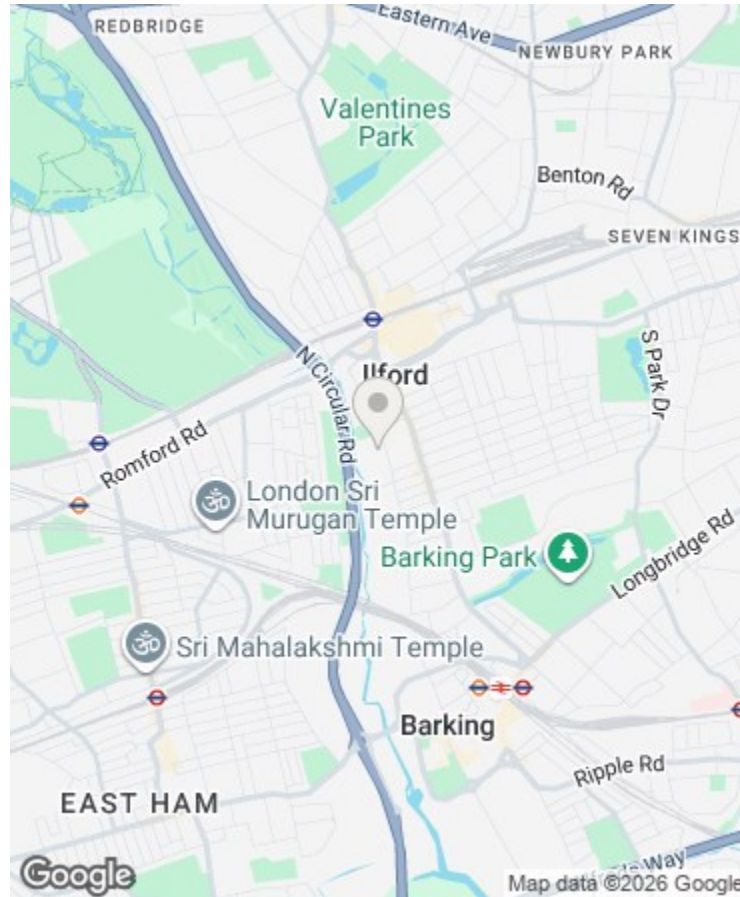




Directions

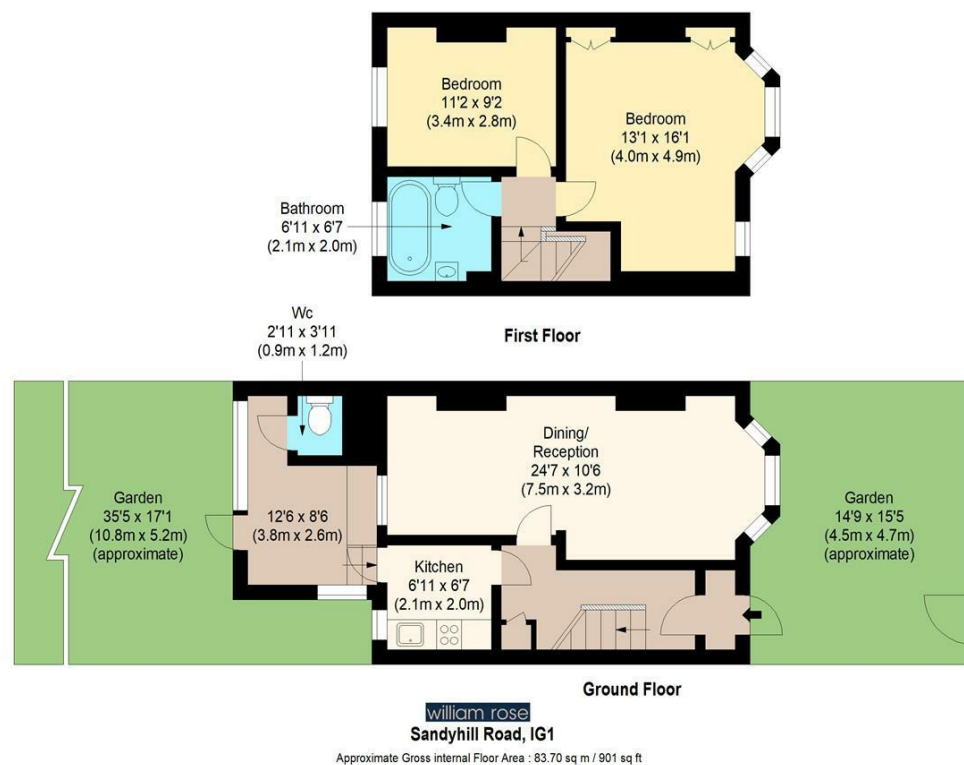
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



21 Sandyhill Road, Ilford, IG1 2ET

£350,000

- 2 bedroom house
- Brick fronted double bay
- Close to greenary
- Close to transport links
- Investment opportunity
- Period property
- Good size garden
- No chain
- Short walk to schools
- Easy reach of Ilford Town Centre



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: 10/12/2025

21 Sandyhill Road, Ilford IG1 2ET

Located on the ever-popular Sandyhill Road in Ilford, this two-bedroom Victorian house offers an exciting opportunity for buyers looking to put their own stamp on a character filled property



Council Tax Band: C



Positioned on a popular residential street close to the heart of Ilford, this two-bedroom period house presents an excellent opportunity for buyers seeking a full refurbishment project. With its generous room proportions, original character features and traditional Victorian layout, the property offers significant potential to redesign, modernise and create a home tailored to individual tastes.

The ground floor currently comprises a reception room with bay window and a kitchen at the rear opening into a lean-to. Each space offers strong scope to reconfigure, extend (subject to planning) or open up to create a more contemporary, free-flowing layout. The house retains many period hallmarks, providing an appealing foundation for renovation.

Upstairs, the first floor features two well-sized bedrooms and a bathroom. As with the ground floor, this level offers flexibility for re-planning or modernising to suit a future owner's requirements.

The rear garden provides further potential for landscaping, outdoor entertaining, or extension work (STPP). The house benefits from a traditional layout, giving renovators a blank canvas to transform into a stylish family home or strong rental investment.

Sandyhill Road sits within a well-established residential area, moments from Ilford Lane and within easy reach of Ilford Town Centre. The property is well placed for access to Ilford Station, now offering Elizabeth Line services for fast and convenient travel into the City, Canary Wharf and Central London.

Local amenities are plentiful, with a wide selection of shops, restaurants and independent businesses nearby. Several parks and open spaces, including South Park and Loxford Park, offer pleasant outdoor areas within walking distance. Well-regarded schools and community facilities add further appeal for families and investors alike.

Property Information / Disclaimer

FREEHOLD

EPC Rating: C
Council Tax Band: Redbridge C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.