



Little Ilford Lane, London, E12

Guide Price £550,000,575,000





Perfectly suited for families seeking a blend of period charm and contemporary living, this beautifully extended Victorian home is a rare find. Featuring an exceptional open-plan kitchen and living space offering a lifestyle of comfort and convenience.



Key Features

- Guide Price £550,000 to £575,000
- Period Property
- Extended & Modernised
- Three Double Bedrooms
- Open Plan Kitchen with Island
- Bathroom & En-Suite
- Separate WC
- Rear Garden
- EPC Rating
- Council Tax Band









This thoughtfully updated Victorian property combines timeless character with modern enhancements. The heart of the home is undoubtedly the stunning open-plan kitchen with underfloor heating, breakfast island, and living area designed to impress. This bright and airy space benefits from bi-folding doors that open directly onto the garden, creating a seamless indoor-outdoor connection—ideal for family gatherings or summer entertaining. The kitchen itself is sleek and modern, with high-quality fittings, and integrated appliances including a double oven, gas hob with extractor above, dishwasher, wine cooler, integrated double-height fridge & freezer, and ample worktop space, making it both stylish and functional. The ground floor also includes a cosy yet spacious front reception room, complete with a bay window and period features such as high ceilings. The rest of the ground floor is made up of a handy cloakroom and utility room acting as great storage.

Upstairs, two double bedrooms provide flexible accommodation for growing families or guests. The bathroom is beautifully finished, with a contemporary suite, including a walk-in shower and freestanding bath.

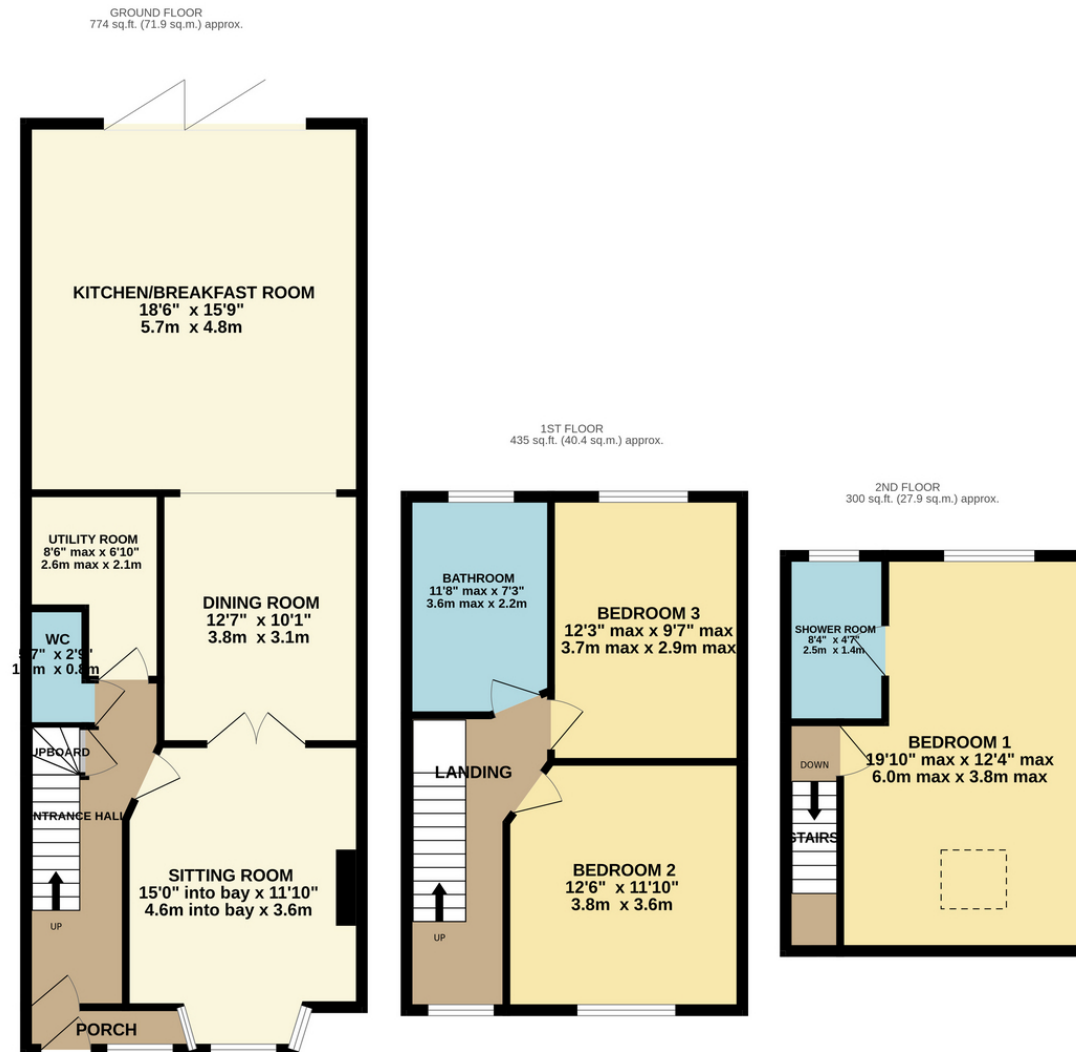
The loft has been converted to add a large dual-aspect master bedroom with an en-suite shower room.

The westerly facing rear garden, bathed in sunlight throughout the day when sunny, is a true highlight, offering a patio area for al fresco dining and a lawn with mature borders—perfect for children to play or for simply relaxing in the sun.









TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.

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.
Made with Metropix ©2025

Tenure Type: Freehold
Council Tax Band: C
Council Authority: Newham

TAUK

02081 871 747 | enquiries@theagencyuk.com

