

Total Area: 103.3 m² ... 1112 ft²  
All measurements are approximate and for display purposes only.

Reception Room  
24'0" x 15'7"

Kitchen  
15'10" x 7'10"

WC

Bathroom  
9'4" x 5'9"

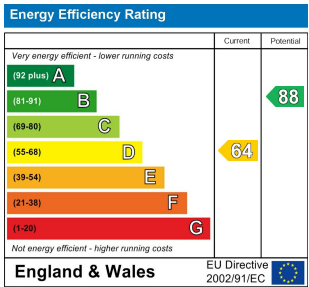
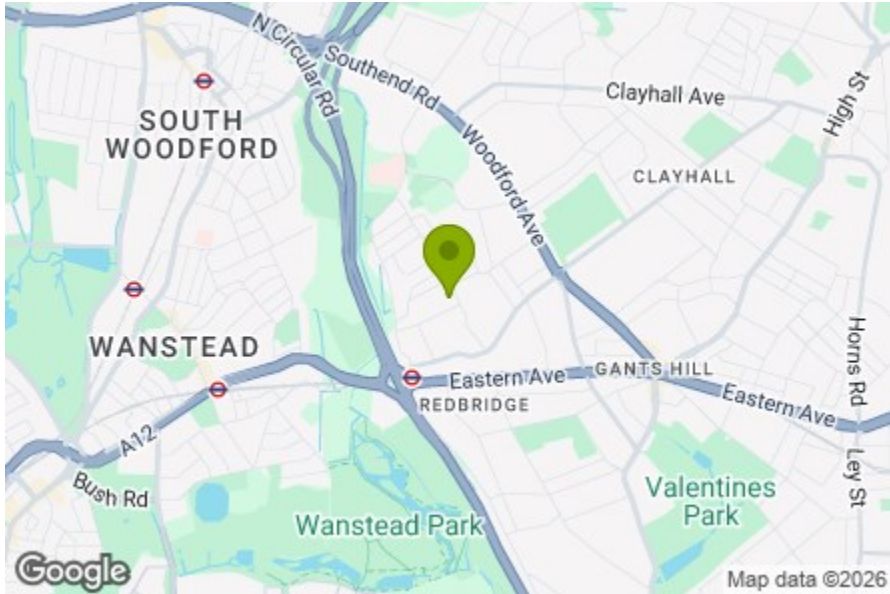
Bedroom  
14'9" x 8'9"

Bedroom  
11'6" x 6'6"

Bedroom  
8'7" x 8'0"

Bedroom  
11'7" x 7'4"

Garden  
59'0"



## TRYFAN CLOSE, ILFORD

Offers In Excess Of £600,000 Freehold  
4 Bed House - Semi-Detached



### Features:

- Four Bedroom Semi Detached House
- Chain Free
- Two Bathrooms
- Large Open Plan Reception
- Modern Kitchen
- Private South Facing Garden
- Side Access
- Close to Redbridge Station
- Unconverted Loft

This modern semi-detached home set on a peaceful, no-through road combines thoughtful design with everyday practicality. Spanning 1,112 sq ft, it offers four bedrooms, two bathrooms, a generous open-plan reception room, and a private 59 ft garden. There's also excellent potential for a loft conversion (subject to planning), offering the chance to extend and add value in future. Just a 10-minute walk from Redbridge Station (Central Line), the location makes commuting simple while providing plenty of space to grow.

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E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

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hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
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IF YOU LIVED HERE...

There's room for not one but two vehicles on your private front driveway, right outside the door—ideal for unloading shopping or getting the kids inside with ease.

Step into the generous hallway, and you'll find the first of two sleek, well-designed bathrooms. This one features a walk-in shower, a vanity-mounted basin with mirrored storage, and a mix of wood-effect and white tiling that adds both warmth and texture.

The dual-aspect reception room is an impressive 24 feet long, with large windows at the rear and side filling the space with natural light and framing views of the garden. Dark Parquet Amtico flooring and soft downlighting create a refined yet comfortable setting for both relaxing and entertaining. A glazed door opens directly onto the garden, with an additional exit via the side return for added flexibility.

The kitchen connects seamlessly to the living space, combining function and style. Opposing runs of white cabinetry, integrated appliances, built-in wine racks, and gloss black granite countertops all contribute to a clean, modern aesthetic—well-suited for everyday cooking or hosting guests.

Outside, the southeast-facing garden offers a well-balanced mix of patio and lawn. A

gravel path meanders through the grass, bordered by mature shrubs. There's a shed at the far end and stepped raised beds for further planting choices and the layout makes the most of the sunlight from early morning through late afternoon.

Upstairs are four bedrooms—two spacious doubles and two well-sized singles—all finished with the same dark wood flooring for a cohesive feel. Natural light pours into each room, adding to the overall sense of space.

The family bathroom stands out with bold geometric tiling across both floor and walls. A full-sized bath with a rain-head shower and concertina-style glass screen sits alongside an oval countertop basin, generous storage, and a classic white suite—all thoughtfully finished to blend personality with practicality.

WHAT ELSE?

- Despite its serenity, it's just a 10-minute walk to Redbridge Underground Station on the Central Line taking you to Stratford (11 mins), Liverpool Street (22 mins) and Oxford Street (32 mins)
- For drivers, the nearby A406 North Circular and M11 facilitate easy travel across and beyond the city.
- You'll find plenty of everyday essentials nearby, with local shops, supermarkets, and cafés dotted along Redbridge Lane East and Cranbrook Road. For even more choice, Ilford town centre is just a short trip away.



A WORD FROM THE EXPERT...

"Gants Hill, just east of Wanstead, is a popular choice for young professionals and families seeking more space and greenery while staying well connected to the City. Its landmark art deco Central line station is a local icon, offering straightforward journeys to Liverpool Street and the West End. Green space is plentiful, with Valentines Park nearby, featuring lakes, formal gardens and wide lawns. Wanstead Park and Epping Forest are also within easy reach. The area is largely residential, with independent cafés and restaurants centred on Cranbrook Road, and it sits close to the Ilford Elizabeth line for fast links to Stratford and central London. Local schools are a major draw, with several primaries and secondaries rated Outstanding. Housing ranges from interwar semis to mid-century homes and modern conversions, often with generous gardens".

KENAN KRKIC  
E18 ASSISTANT BRANCH MANAGER

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