

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



## CRANBROOK ROAD, ILFORD

### Offers In Excess Of £450,000 Leasehold 3 Bed Flat



#### Features:

- Three Bedroom Apartment
- Private Courtyard Garden
- Open Plan Kitchen/Reception Room
- High Ceilings
- Striking Church Conversion
- Allocated Off Street Parking
- Chain Free
- Close to Ilford Elizabeth line station
- Close to Valentines Park

Set within a striking church conversion on Cranbrook Road, this three bedroom apartment pairs distinctive architecture with well-connected Ilford living. With allocated off street parking, a private courtyard garden and Ilford Elizabeth line station close by, it offers a strong balance of character, practicality and easy access into central London. Valentines Park is also nearby, bringing a softer, greener note to the setting.

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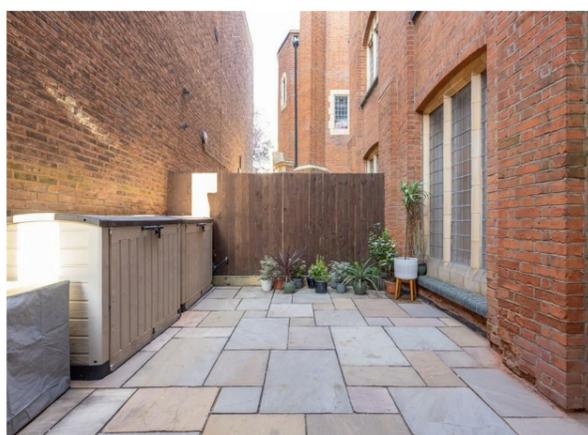
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IF YOU LIVED HERE....

You'd be coming home to a building with real presence, its handsome red brick frontage and arched detailing giving a sense of history before you've even stepped inside. Once through the door, the apartment opens into an open plan kitchen and reception room that feels designed for day-to-day living, with high ceilings adding volume and a pleasing sense of space. It is the kind of room that can handle busy mornings, quiet evenings and weekend catch-ups with equal ease.

Elsewhere, the three bedrooms give you welcome flexibility, whether you need room to grow, work from home or host family and friends. As part of such an unusual conversion, there is a characterful feel running through the home, while the overall layout still feels practical and easy to settle into. The result is a home with personality, but without losing sight of comfort. Step outside and you have your own private courtyard garden, a tucked-away spot for coffee in the morning, supper on warm evenings or a little pause at the end of the day. Beyond the front door, you're well placed for Ilford station and the Elizabeth line, making journeys into town refreshingly straightforward, while nearby Valentines Park offers open greenery, walking routes and a

change of pace close to home.

WHAT ELSE?

- Ilford station is close at hand for the Elizabeth line, with Zone 4 connections making the journey into town pleasingly straightforward.
- Valentines Park is one of the area's real draws, an award-winning park with broad open lawns, lakeside walks and a lovely sense of space.
- Within the park, Valentines Mansion and Gardens adds another layer of local character, with historic rooms, regular events and beautifully kept gardens to wander through.
- For coffee or a slower weekend start, Gardener's Cottage Café sits in the kitchen garden at Valentines Mansion and Gardens.
- Ilford town centre is nearby for day to day shopping, with The Exchange and the wider High Road both within easy reach.

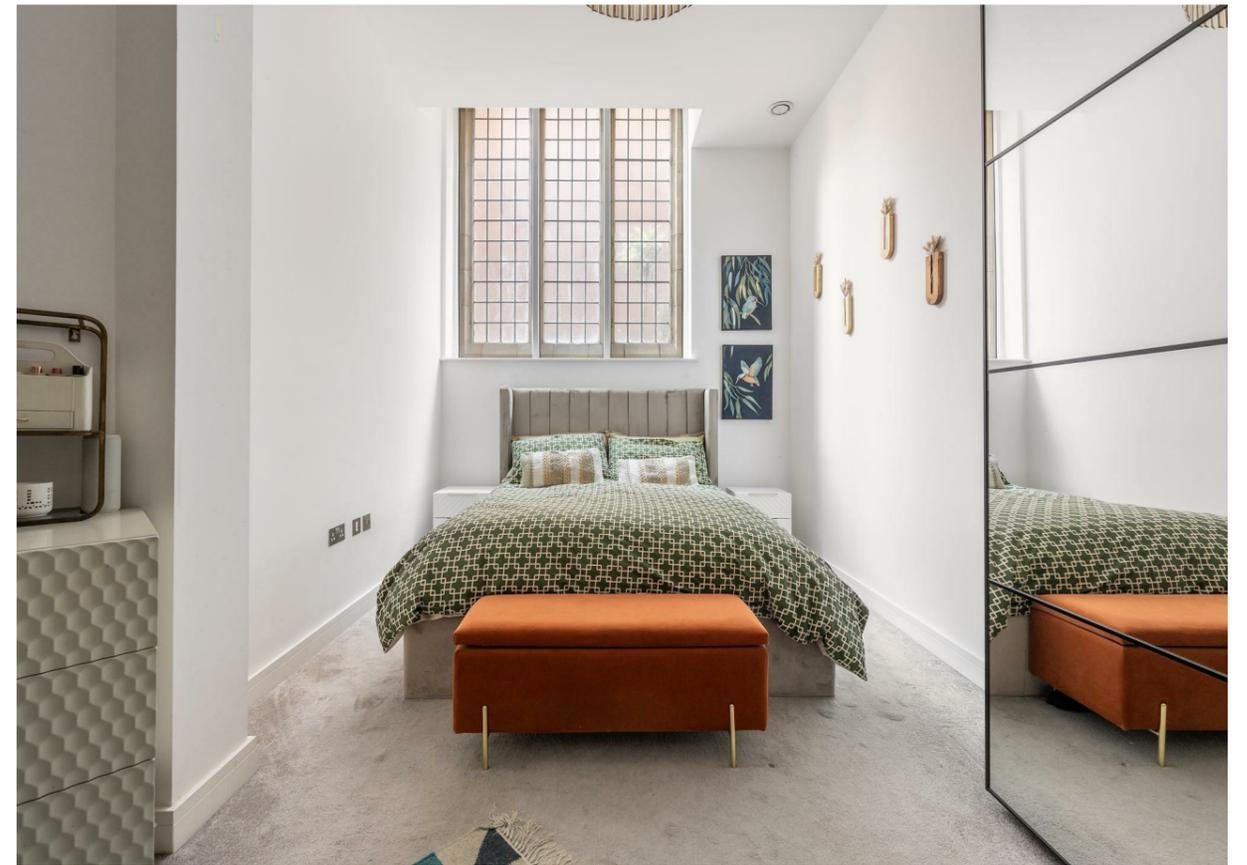


A WORD FROM THE OWNER...

"We have called Wycliffe House home for over eight years and have loved every minute of it. It is the place where we started our family and made friendships with our neighbours, there's a genuine sense of community here that is incredibly rare to find in London. Life here has also been exceptionally convenient. Having the Elizabeth line just a short walk away has made commuting and trips into Central London effortless. We are also spoilt for choice with local shops—absolutely everything you could need is right on your doorstep. Despite being so close to the heart of Ilford, the apartment feels like a quiet sanctuary. It is remarkably well-insulated from the bustle of the town, offering a peaceful retreat at the end of the day. We take our dog, George, for his daily walks in the beautiful Valentines Park, which is just across the road, and we often spend our weekends exploring the stunning trails of Wanstead Park with our toddler. We truly hope the next owners find as much happiness, warmth, and ease here as we have."

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**Hall**

**Storage**

**Bedroom**  
15'7" x 9'1"

**Ensuite**  
6'2" x 6'5"

**Bedroom**  
8'1" x 8'5"

**Bathroom**

5'8" x 10'1"

**Bedroom**

12'7" x 10'4"

**Kitchen/Lounge/Diner**

14'3" x 25'9"

**Terrace**



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