



HATLEY AVENUE, BARKINGSIDE, IG6

OIRO £680,000 Freehold

Four Bedrooms | Terraced House | Extended To Ground Floor
| Off Street Parking | Private Rear Garden | Ground Floor WC |
Galley Kitchen | Through Lounge | First Floor Family Bathroom
| Close To Barkingside High Street & Barkingside Central Line
Station

- Close to Central Line station
- Four bedrooms
- Off-street parking
- Private rear garden
- Terraced house
- Through lounge
- Galley kitchen

GUIDE PRICE £650,000 - £665,000

This charming three bedroom terraced house has the added benefit of a converted loft room which is currently being used as a fourth bedroom as well as being extended on the ground floor.

Offering approximately 1576 sq ft of internal living space, the ground floor features a through lounge, galley kitchen, further reception room and WC. The first floor comprises two double bedrooms, one single bedroom and the family bathroom and the second floor features the converted loft room (fourth bedroom).

The rear garden has a patio with stairs leading down to the lawn area.

The property further benefits from off-street parking to the front.

The location of this home is truly advantageous, being situated within easy access to Barkingside Central Line station as well as local bus routes, schools and all of the amenities on offer down Barkingside High Street.

Council Tax Band: E

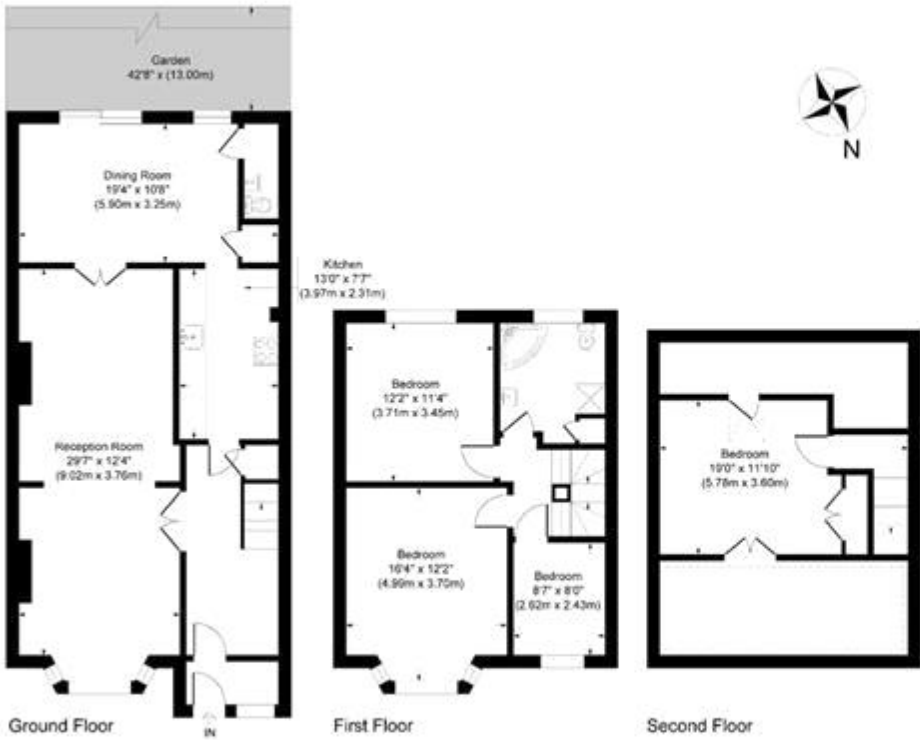
Tenure: Freehold

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Garden details: Private Garden



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Approximate Gross Internal Area
Ground Floor = 78.9 sq m / 849 sq ft
First Floor = 48.1 sq m / 519 sq ft
Second Floor = 19.3 sq m / 208 sq ft
Total = 146.3 sq m / 1576 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.