



Barley Lane,

**Guide Price £700,000**



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Barley Lane, Ilford, Essex  
Guide Price £700,000

Development Opportunity situated on a Corner Plot Opposite King Georges Hospital including a four bedroom existing home, the impressive front garden, plus the side and rear garden ready for the proposed dwelling - Please see Redbridge Council Planning Webpage = See Application No. 3815/14

## ENTRANCE HALL

## SITTING ROOM

3.98m x 3.72m (13'1" x 12'2")

## DINING AREA

3.10m x 2.73m (10'2" x 8'11")

## KITCHEN

3.10m x 3.06m (10'2" x 10'0")

## CONSERVATORY

3.75m x 3.87m (12'4" x 12'8")

## BEDROOM

3.23m x 3.05m (10'7" x 10'0")

## SHOWER ROOM/WC

## FIRST FLOOR LANDING

## BEDROOM

3.33m x 3.15m (10'11" x 10'4")

## BEDROOM

3.90m x 3.31m (12'9" x 10'10")

## BEDROOM

2.90m x 2.48m (9'6" x 8'2")

## BATHROOM

1.77m x 1.53m (5'10" x 5'0")

## WC

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn with low level wall and path to front door , gate into garden, gates at front fence.

### SIDE/REAR GARDEN

Presented with areas of lawn , some fruit trees, raised fish pond , path to conservatory.

## GARAGE

## DIRECTIONS

## FLOORPLAN

### Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### All Measurements

All Measurements are Approximate

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

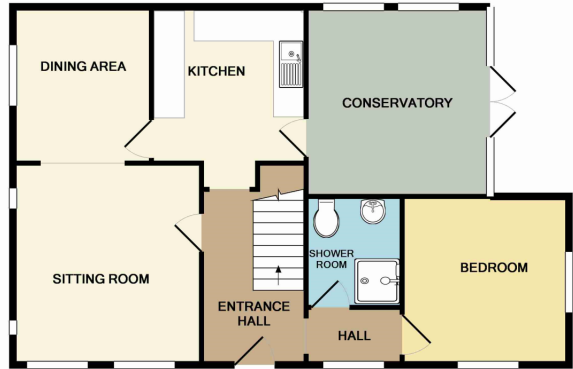
### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

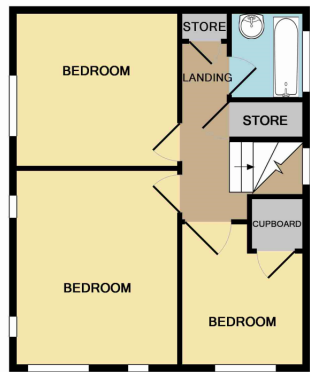




For full EPC please contact the branch



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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