









26 Brandville Gardens

Ilford, Ilford

Charming double fronted 3-bed terraced house in Barkingside. Generous bedrooms, off-street parking. Local schools, shops, and transport links. Ideal for families and commuters. Contact us to view!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 bedrooms
- Double Fronted
- Within walking distance to Barkingside underground station
- Off street parking

Ground Floor Approx. 65.0 sq. metres (699.8 sq. feet) **First Floor** Approx. 53.7 sq. metres (578.0 sq. feet) Sitting Kitchen/Breakfast Bathroom Room 2.92m x 1.50m (9'7" x 4'11") Room 2.72m x 2.43m 4.65m (15'3") max **Bedroom 3** x 3.02m (9'11") max (8'11" x 8') 3.45m (11'4") max 3.45m (11'4") max x 3.20m (10'6") max 3.04m x 1.56m (10' x 5'2") Lounge/ Lounge Dining Entrance 6 22m (20'5") max Room **Bedroom 2** x 3.00m (9'10") Hall **Bedroom 1** 4.60m x 3.15m 6.24m x 1.83m 5.02m x 3.13m 4.96m (16'3") max x 4.17m (13'8") max (15'1" x 10'4") (20'6" x 6') (16'6" x 10'3")

Total area: approx. 118.7 sq. metres (1277.8 sq. feet)