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51 Hamilton Avenue  
Barkingside, Essex IG6 1AD  
Price guide £850,000



## 51 Hamilton Avenue, Barkingside, Essex IG6 1AD

\*\*\* Guide Price £850,000 - £875,000 \*\*\* Welcome to Hamilton Avenue, Barkingside - A stunning semi-detached house with immense potential! This property boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living. Situated on a substantial corner sited plot, this home offers over 2000sqft of living space, ensuring plenty of room for all your needs. The parking space for multiple vehicles is a rare find in this superb location, making it convenient for you and your guests. One of the most exciting features of this property is the potential to develop further (subject to planning permission), allowing you to customise and expand the house to suit your preferences. Located in a sought-after area, this chain-free property is perfect for those looking to settle in a vibrant community with easy access to amenities and transport links. Don't miss out on this fantastic opportunity to purchase this substantial family home.

### ENTRANCE PORCH 7'8 x 3'1 (2.34m x 0.94m)

Double glazed double doors with sidelights and fanlights over, two wall light points, wood panelled entrance door with obscure sidelight leading to:

### LARGE ENTRANCE HALL 16'1 x 7'8 (4.90m x 2.34m)

Wood strip flooring, stairs to first floor, understairs storage cupboard, double radiator, doors to:

### THROUGH LOUNGE 30'5 into bay x 13' (9.27m into bay x 3.96m)

Five light double glazed bay with fanlights over, two double radiators, dado rail, coved cornice, spotlights to ceiling, wood strip flooring, six wall light points, double glazed sliding door with fixed sidelight leading to rear garden.

### EXTENDED KITCHEN 21'2 x 14'8 (6.45m x 4.47m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl stainless steel sink top unit with mixer tap, eye level double oven, electric hob with extractor fan over, plumbing for washing machine, recess for fridge/freezer, tiled walls, tiled floor, spotlights to ceiling, double radiator, double glazed window with fixed sidelight, further two light double glazed window with fanlight over, obscure double glazed door with fanlight over leading to rear garden, bi folding doors leading to reception room.

### CLOAKROOM 6'1 x 5'6 (1.85m x 1.68m)

Marble counter tops to vanity unit with wash hand basin and mixer tap, low level wc, double radiator, tiled walls, extractor fan, obscure double glazed window with fanlight over, spotlights to ceiling, marble floor.

### RECEPTION ROOM 18'5 into bay x 12'5 (5.61m into bay x 3.78m)

UPVC double glazed door to front garden, three light double glazed oriel bay with fanlights over, double radiator, spotlights to ceiling. Potential to install a staircase to first floor to utilise an Annexe.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 16' into bay x 11'3 (4.88m into bay x 3.43m)

Five light double glazed bay with fanlights over, double radiator, fitted wardrobes to one wall, coved cornice.

### BEDROOM TWO 12'3 into wardrobe recess x 11'6 (3.73m into wardrobe recess x 3.51m)

Double glazed window with fanlight over, fitted wardrobes to one wall, double radiator, vanity unit with wash hand basin.

### BEDROOM THREE 8'2 x 7'9 (2.49m x 2.36m)

Two light double glazed oriel bay with fanlights over, double radiator, fitted wardrobes, wall light point.

### FAMILY BATHROOM 8' x 8' (2.44m x 2.44m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, vanity unit with wash hand basin and mixer tap, low level wc, storage cupboard, access to loft, double radiator, tiled walls, spotlights to ceiling, obscure double glazed window with fanlight over.

### BEDROOM FOUR 26'4 into bay x 12'4 max (8.03m into bay x 3.76m max)

Three light double glazed oriel bay with fanlights over, three light double glazed window with fanlights over, two light double glazed window with fanlight over, fitted wardrobes to one wall, spotlights to ceiling, double radiator, door to:

### ENSUITE SHOWER ROOM 8'1 x 4'10 (2.46m x 1.47m)

Marble counter tops to vanity wash hand basin with mixer tap, low level wc, shower cubicle with glazed door and electric shower unit, tiled walls, radiator, obscure double glazed window with fanlight over, extractor fan.

### REAR GARDEN

Paved patio area, remainder laid to lawn, mature tree and shrub borders, brick wall surround, outside light, outside tap, pedestrian side access, pedestrian rear access to garage.

### BOILER ROOM

Housing Worcester boiler and gas meters, door to:

### LARGE ATTACHED GARAGE 21'6 x 9'5 (6.55m x 2.87m)

Up and over door, power and lighting.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING.

### COUNCIL TAX

London Borough of Redbridge - Band E

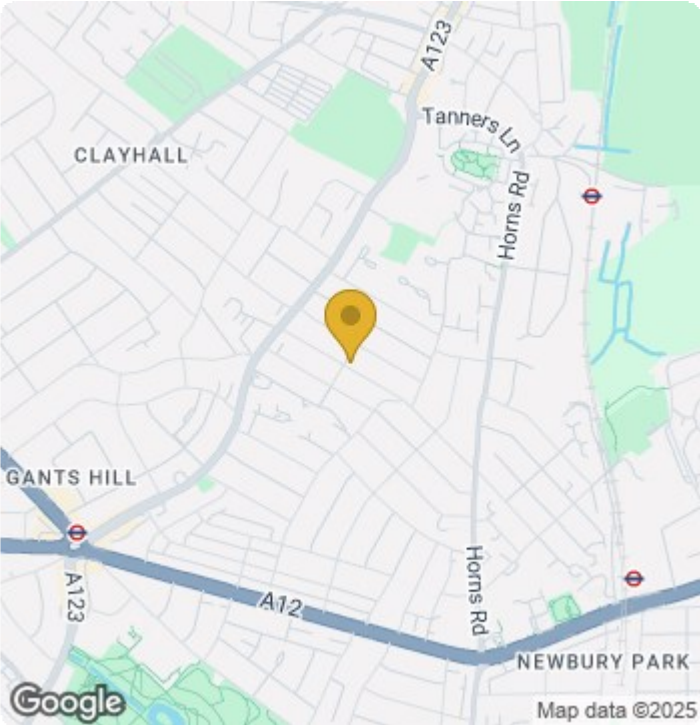
### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	





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