



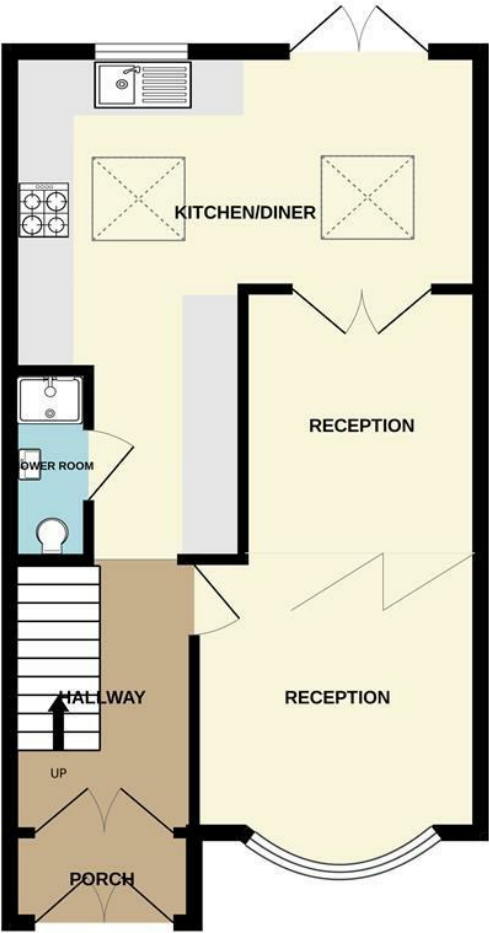
154 Hamilton Avenue
Barkingside, Essex IG6 1AA
£2,300 Per calendar month

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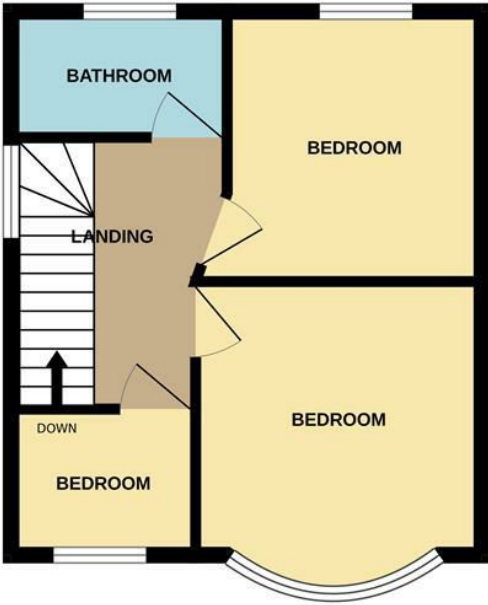
Nestled in the sought-after area of Hamilton Avenue, Barkingside, this well-presented semi-detached house offers a perfect blend of comfort and modern living. The property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease. The house features two well-appointed bathrooms, which add to the convenience of daily living. This thoughtful layout is particularly beneficial for busy households, allowing for a seamless morning routine. Additionally, the property benefits from off-street parking, a valuable asset in this popular location, ensuring that you will never have to worry about finding a parking space. The extended nature of the home enhances its appeal, providing extra living space that can be tailored to your needs. Whether you envision a playroom for children, a home office, or a cosy reading nook, the possibilities are endless. Hamilton Avenue is known for its friendly community atmosphere and proximity to local amenities, making it a desirable place to live. With excellent transport links and schools nearby, this property is perfectly positioned for both convenience and lifestyle. In summary, this semi-detached house on Hamilton Avenue is a fantastic opportunity for those looking to settle in a vibrant and welcoming neighbourhood. With its generous living space, modern features, and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.



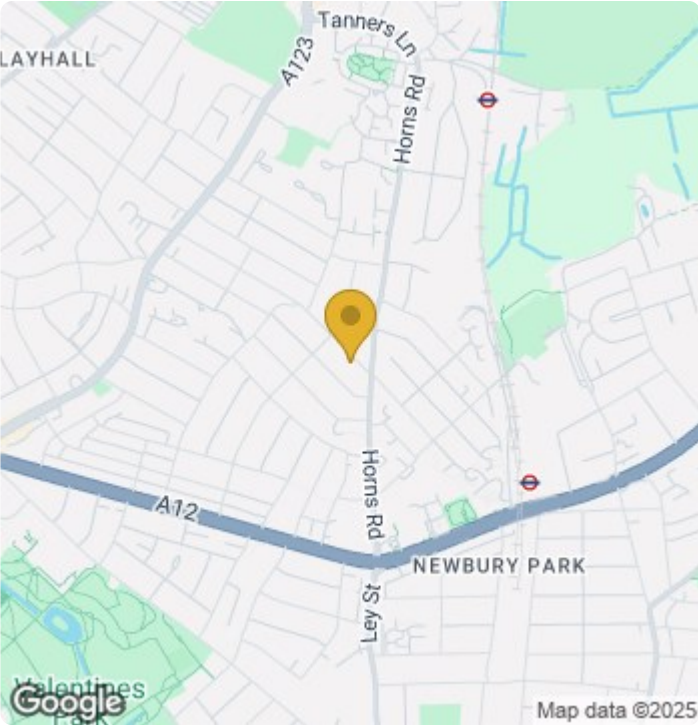
GROUND FLOOR



1ST FLOOR



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		
(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 

