



85 Craven Gardens, Ilford, Essex IG6 1PW

£2,450 Per calendar month

We are delighted to offer this extended three bedroom end terrace family home situated in close proximity of Barkingside High Street, local shopping facilities and bus services. The property is also within 1/2 mile radius of both Fairlop & Barkingside central line stations. Fitted wardrobes to double bedrooms and white goods provided.

Property also has a large rear garage for storage CALL NOW TO VIEW.



ENTRANCE PORCH

Obscure entrance door with fixed sidelights and light leaded style fanlight over, tiled floor, further obscure glazed door with fixed sidelight to:

ENTRANCE HALL

Laminated style wood strip flooring, double radiator, picture rail, under stairs metre and storage cupboard, door to cloakroom, entrances to:

LOUNGE/FRONT RECEPTION

15'0" x 12'0" (4.57 x 3.66)

Five light double glazed half bay with light leaded style fanlights over, double radiator, coved cornice, laminated style wood strip flooring.

DINING ROOM/REAR RECEPTION

12'3" x 10'0" (3.73 x 3.05)

Double radiator, laminated style wood strip flooring, coved cornice, multi glazed doors to:

STUDY AREA

8'10" x 7'7" (2.69 x 2.31)

Double radiator, laminated style wood strip flooring, coved cornice, obscure glazed door to kitchen, double glazed sliding patio door with fixed sidelight to garden.



KITCHEN

19'0" x 9'6" narrowing to 8'0" (5.79 x 2.90 narrowing to 2.44)

Base and wall units, working surfaces, various cupboards and drawers, stainless steel sink top with mixer tap, plumbing for washing machine, four ring gas hob with extractor fan over, built in oven, double radiator, wall hung boiler, coved cornice, three light double glazed window with fanlight over to flank, obscure glazed door to garden.



DOWNSTAIRS CLOAKROOM

Corner suspended wash hand basin, low level wc, part tiled walls, tiled floor, obscure glazed window to flank.



LANDING

Obscure double glazed window with fanlight over to flank, laminated style wood strip flooring, storage cupboard housing water cylinder, access to all rooms.

BEDROOM ONE

15'0" x 11'0" (4.57 x 3.35)

Five light double glazed half bay with light leaded style fanlights over, double radiator, laminated style wood strip flooring, fitted wardrobe cupboards.

BEDROOM TWO

12'3" x 11'5" (3.73 x 3.48)

Three light double glazed window with fanlight over, radiator, spots to ceiling, laminated style wood strip flooring, fitted wardrobe cupboards.



BEDROOM THREE

8'8" x 7'0" (2.64 x 2.13)

Three light double glazed oriel bay with light leaded style fanlight over, double radiator, laminated style wood strip flooring, overhead storage space.



SHOWER ROOM

7'4" x 6'0" (2.24 x 1.83)

Walk in shower cubicle with sliding glass screen, pedestal wash hand basin with mixer tap, low level wc, spots to ceiling, access to loft, tiled walls, tiled floor, heated towel rail, two light obscure double glazed window with fanlight over to rear.

REAR GARDEN

Approx. 57ft, outside tap, side access, part paved patio area, various established trees and shrubs, remainder laid to lawn.

FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		92 plus A	77
(81-91)	B	59	59
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			

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EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		92 plus A	77
(81-91)	B	59	59
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

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