



**57 Forest Road, Barkingside, Essex, IG6 3HA**

**Asking price £550,000**

Edward Taub are proud to offer this three bedroom rear extended house for sale. The property has been maintained to a high standard by the current owners and the property comprises of many features. There is a very large rear garden overlooking playing fields and the house also has the added advantage of being extremely close to the central line but equally as close to parks and recreational fields. Please call to make an arrangement to view and demand will be high.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
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**Head Office**  
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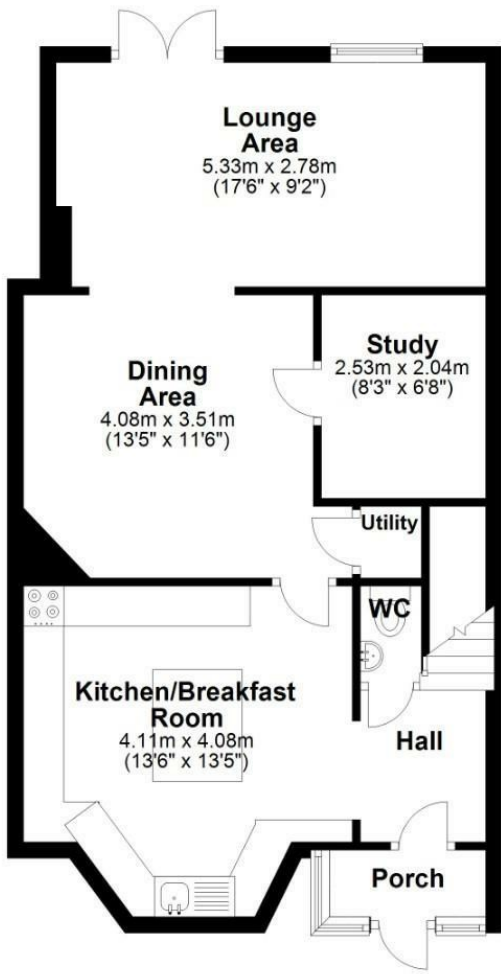


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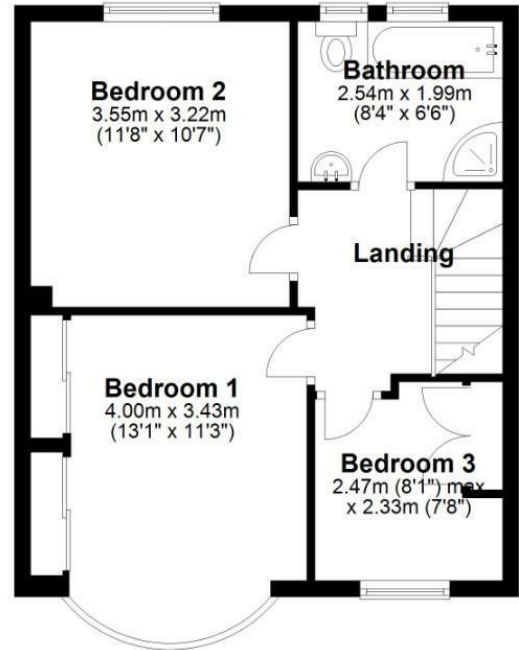
### Ground Floor

Approx. 58.1 sq. metres (625.0 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 99.2 sq. metres (1067.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>65</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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