



Tomswood Hill, Barkingside, IG6 2QN

Offers In The Region Of £600,000





# Tomswood Hill

Barkingside, IG6 2QN

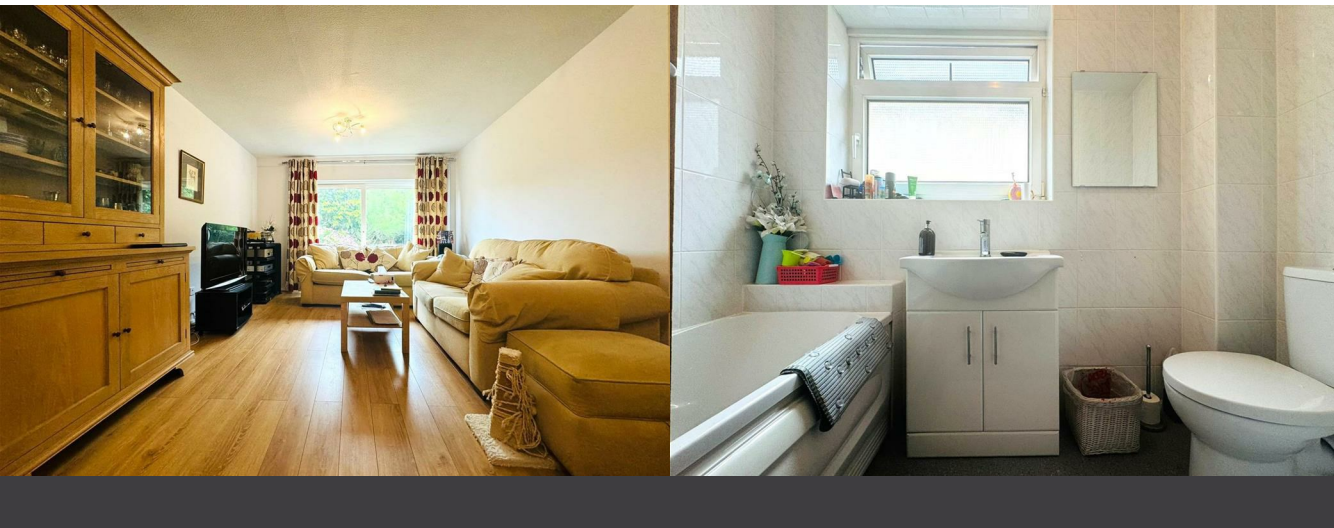
Local Authority: Redbridge  
Tax Band: E

- Four Bedrooms
- Large Lounge / Dining Area
- Ground Floor WC
- Off Street Parking
- EPC RATING: D
- Semi-Detached
- Attached Garage
- Large Landscaped Garden
- First Floor Bathroom

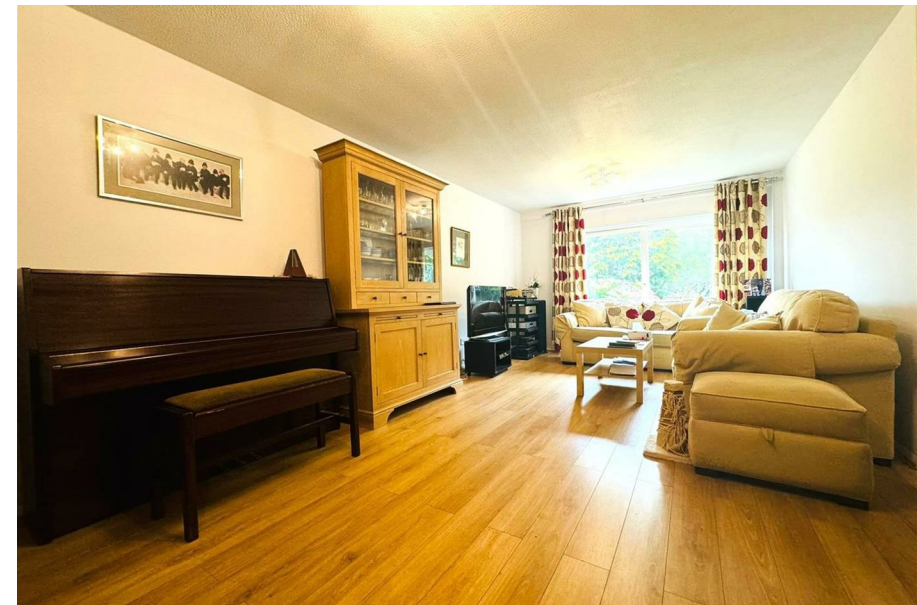
Sandra Davidson are pleased to present to the market this spacious four bedroom semi detached house which is situated in Barkingside IG6.

This lovely family home has been modernised throughout by the current vendors offering a turn key move. When entering the entrance hall gives access to a spacious through lounge with hardwood flooring throughout leading to an large dining area, patio doors to the rear garden via kitchen. The bespoke fitted kitchen benefits from ample storage, granite worktops, integrate double oven, microwave, dishwasher and space for an American style fridge/freezer. Property also has a ground floor W/C and an attached garage with the potential to covert into a second reception room (STTP)

The upstairs landing leads to three double bedrooms, single bedroom and fully tiled modern family bathroom. The rear garden offers a low maintenance approach with composite decking and a large patio. Off street parking for multiple cars to the front driveway along with side access leading to the garden. Property is easily accessible to school catchments, shops, bus & train links. Call our sales team on to arrange a viewing.



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**ENTRANCE** 10'0" x 7'7" (3.06m x 2.32m)  
Door to lounge, door to kitchen, door to WC, storage cupboard, radiator, laminate floor and stairs to first floor.

**RECEPTION** 21'10" x 11'3" (6.66m x 3.44m)  
Double glazed window to rear, two radiators, laminate wooden flooring, open-plan to dining area & door to garage

**WC** 7'4" x 3'4" (2.24m x 1.02m)  
Low level flush WC, wall mount wash hand basin with storage under, tiled splashbacks and obscure double glazed window

**KITCHEN** 10'10" x 8'3" (3.31m x 2.51m)  
Combination of wall and base level units with roll top work surfaces, one and a half bowl sink unit with side drainer and mixer tap, four ring electric hob with extractor fan and double oven, plumbing for dish washer, space for upright fridge/freezer, double glazed window to rear, part tiled walls and vinyl flooring

**DINING AREA** 7'8" x 8'3" (2.33m x 2.51m)  
Double glazed window, radiator, laminate wooden flooring and door to kitchen

**BEDROOM ONE** 13'2" x 11'0" (4.01m x 3.36m)  
Double glazed window, radiator and carpeted



**BEDROOM TWO** 14'2" x 7'8" (4.32m x 2.34m)  
Double glazed window, radiator and carpeted

**BEDROOM THREE** 13'2" x 9'3" (4.01m x 2.82m)  
Double glazed window, radiator and carpeted

**BEDROOM FOUR** 9'1" x 9'3" (2.77m x 2.82m)  
Double glazed window, radiator and carpeted

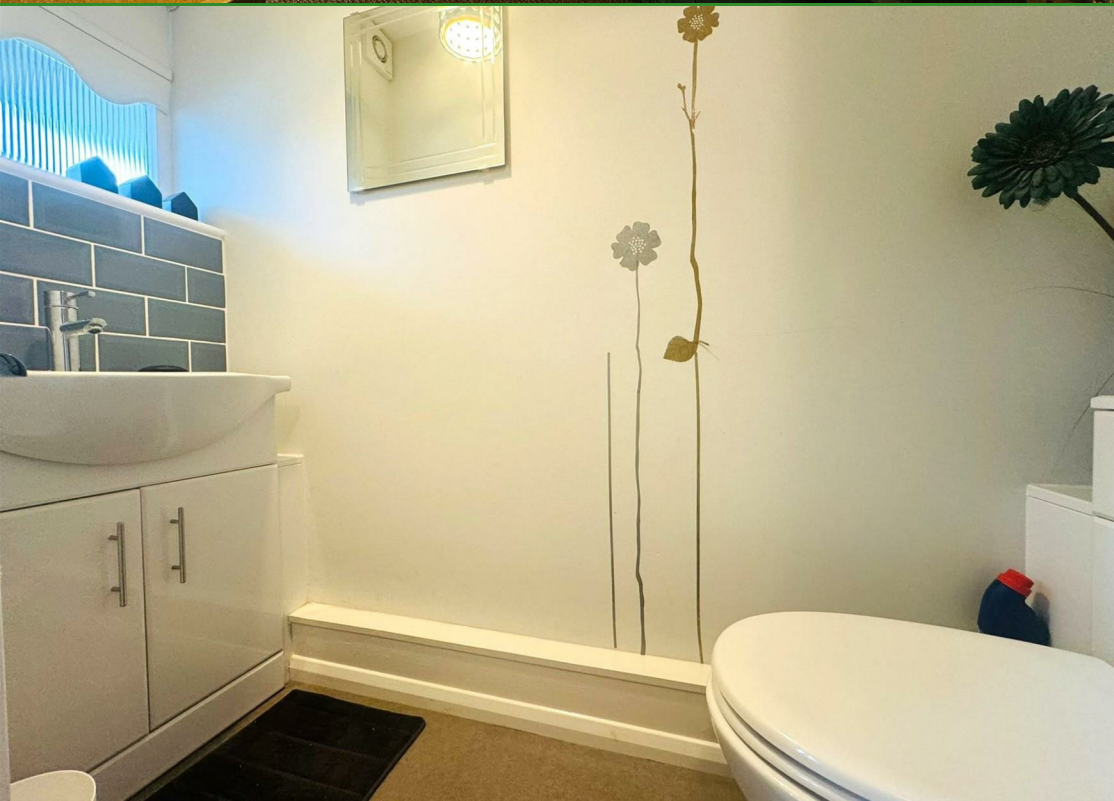
**BATHROOM** 6'9" x 5'10" (2.06m x 1.79m)  
Three piece suite comprising of panel bath, wall mounted wash hand basin with storage under, low level flush WC, obscure double glazed window, radiator, tiled walls and vinyl flooring

**GARAGE**  
Up and over door with lighting, plumbing for washing machine and space for dryer

**EXTERIOR** 98'5" (30)  
The widening rear garden measures approximately 98' with paved area to front, remainder laid lawn with shrub and tree borders

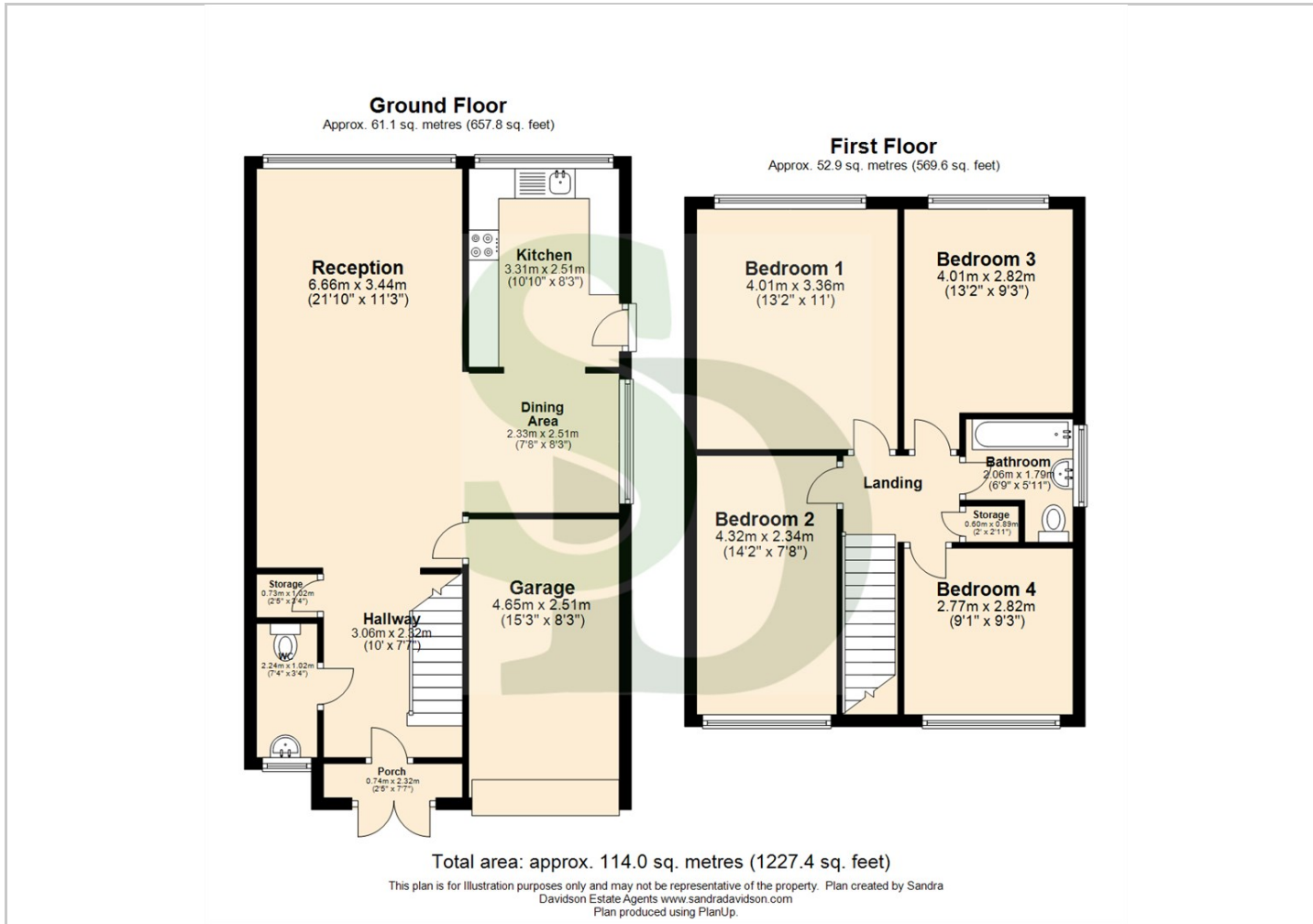
To the front off street parking on own driveway for multiple cars



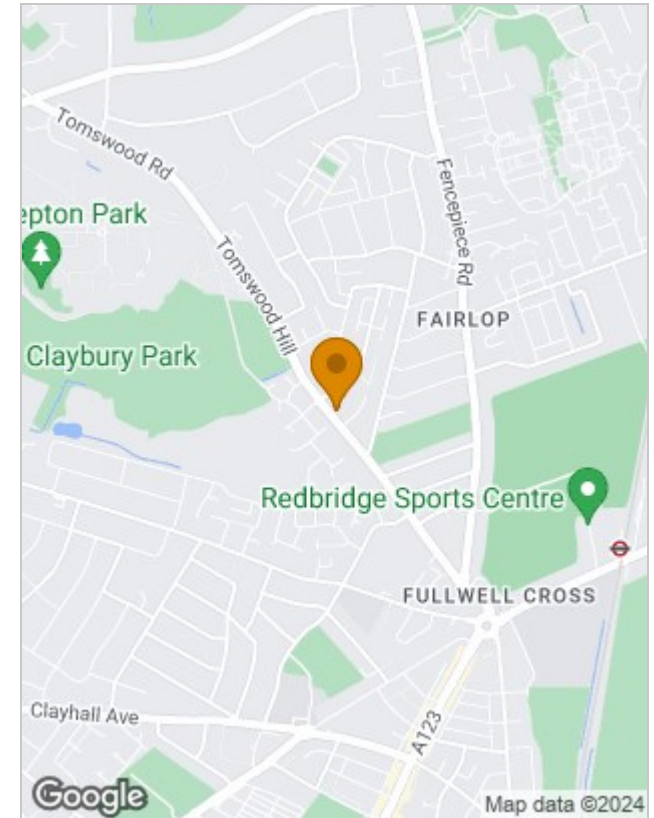




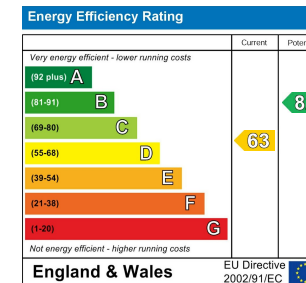
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.