



 **3**  
Bedrooms

 **2**  
Bathrooms



Guide Price £550,000 -- £580,000

- Chain Free.
- Close to Parks
- Catchment to Primary & Secondary Schools
- Three bedrooms
- Additional office/Study/PlayRoom on the Ground Floor.
- Arranged over two floors
- Immaculate Low Maintenance Rear Garden
- Detached Garage

Nestled in the heart of the sought-after neighbourhood of Barkingside, this contemporary three-bedroom residence offers an unparalleled blend of style, comfort, and convenience.

Step inside and be greeted by a spacious and light-filled living area, perfect for relaxing with family or entertaining guests. The sleek, open-plan layout seamlessly connects the living room to the kitchen, equipped with appliances, ample storage space.

The master bedroom is a peaceful retreat, complete with generous closet space and large windows that bathe the room in natural light. Two additional bedrooms provide versatility and comfort, whether you're accommodating family members or transforming the space into a home office or hobby room.

The ground floor offers though Lounge, Home Office/Playroom, Extended Kitchen Diner and Entrance Hall via separate Entrance Porch. Ground Floor also benefits from Additional toilet. The first floor boasts a Master Bedroom, Bedroom Two, Bedroom Three and Bathroom/WC.

The interior is complimented by a quite superb maintained Rear Garden with porcelain Tiles and with Detached Garage at rear, and Car Parking Space to front for 2-3 cars.

Entrance Porch

Entrance Hall

Through Lounge

Kitchen/Diner Extension

Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

Detached Garage

Outside, discover a well-maintained garden, ideal for dining, gardening, or simply soaking up the sunshine. With ample space for outdoor activities and gatherings, this backyard is sure to be the envy of your friends and family.

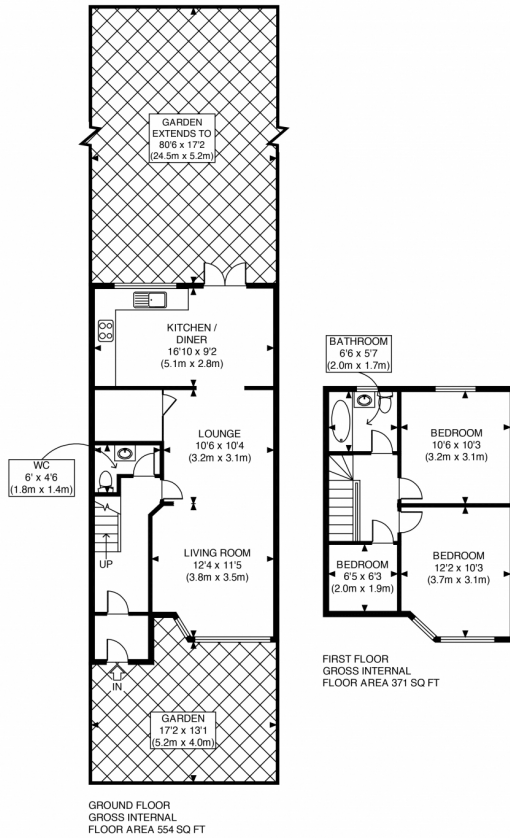
Located just moments away from local amenities, schools, parks, and transportation links.

Don't miss your chance to call this stunning property home. Schedule a viewing today and experience the living.

**DISCLAIMER:** Cranbrook Lettings is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

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APPROX. GROSS INTERNAL FLOOR AREA 925 SQ FT / 86 SQ M  
 Ref: - 100524 Copyright **phoeboplan**  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Saltash Road, IG6

