



**BOWDEN
BRADLEY**



17 Lamerton Road
Barkingside, IG6 2EQ

Offers over £600,000



17 Lamerton Road , Barkingside, IG6 2EQ

Welcome to this exquisite 4-bedroom chalet bungalow nestled within the highly coveted Lamerton Road. This charming family property beckons with its inviting ambiance and thoughtful design, promising a lifestyle of comfort and sophistication.

Upon entering, you are greeted by a spacious hallway flooded with natural light, setting the stage for the elegance that unfolds within. The lounge, adorned with a striking feature fireplace, exudes a cosy atmosphere perfect for intimate gatherings or tranquil evenings at home. The seamless integration of bi-folding doors invites the outdoors in, creating a seamless transition between indoor and outdoor living spaces.

Entertaining guests is a delight in this home, with a reception room and a dining room offering ample space for hosting gatherings and creating lasting memories with loved ones. Step outside into the expansive garden, where the sprawling lawn basks in sunlight being south facing, providing the ideal backdrop for al fresco dining, children's play, or simply basking in the beauty of nature. Additionally, a garage provides convenient storage space.

Ascending to the upper level, you'll discover two generously proportioned bedrooms, one of which features an en-suite bathroom, offering privacy and comfort for family members or guests.

With the property only being approx. 0.7m from Fairlop Station it makes commuting a breeze as the central line can take you into the city in under 25 minutes, you also a stones throw away from Barkingside high street meaning you have all the amenities you need on your doorstep.

Bowden Bradley Estate Agents are 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.

External

Garden
51'7" x 26'11" (15.73 x 8.21)

Hallway

Bedroom
14'0" x 11'8" (4.29 x 3.56)

Bedroom
12'9" x 8'0" (3.91 x 2.46)

Living Room
14'0" x 12'1" (4.28 x 3.69)

Dining Room
12'1" x 12'0" (3.69 x 3.66)





Bathroom
5'10" x 8'10" (1.80 x 2.70)

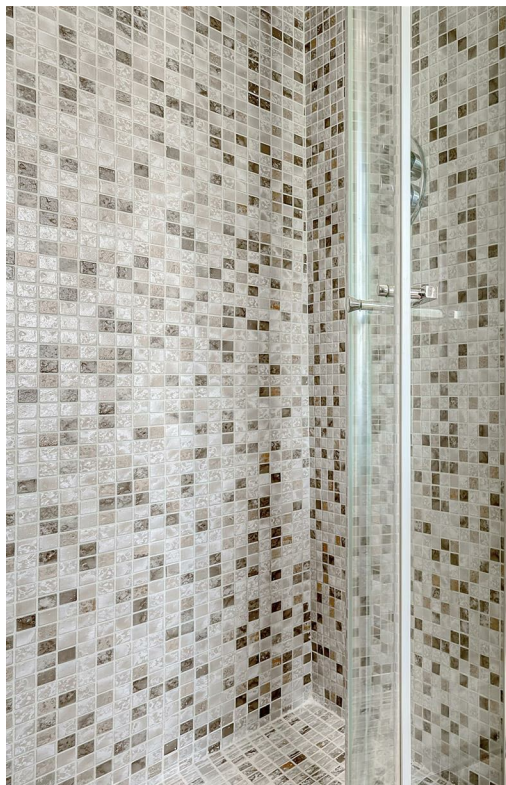
Bedroom
9'5" x 15'8" (2.89 x 4.80)

Bedroom
6'11" x 8'11" (2.13 x 2.73)

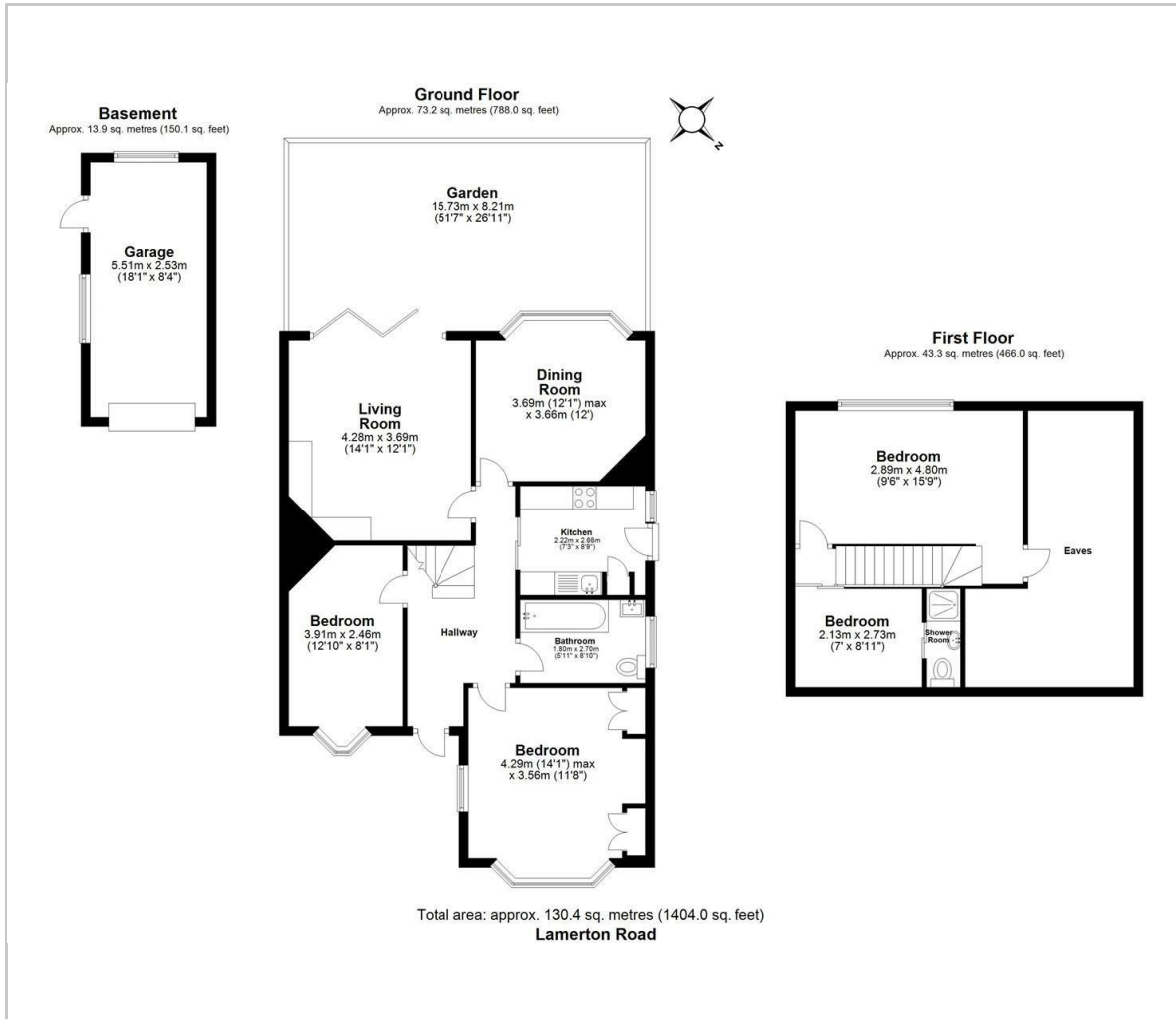
Garage
18'0" x 8'3" (5.51 x 2.53)

Kitchen
7'3" x 8'8" (2.22 x 2.66)

Shower Room



Floor Plan



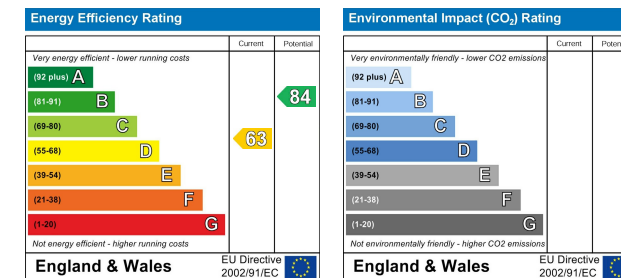
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX
Tel: 0208 0593 593 Email: info@bowdenbradley.co.uk