



BOWDEN  
BRADLEY



33 Colvin Gardens

, Fairlop, IG6 2LH

Guide price £400,000





## 33 Colvin Gardens

, Fairlop, IG6 2LH

In the sought-after area of Fairlop, Colvin Gardens presents a charming mid-terrace house that is perfect for those seeking a comfortable and convenient lifestyle. This delightful property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, it is ideal for small families or professionals looking for a peaceful retreat.

The house features a modern bathroom and has been thoughtfully extended at the rear, enhancing the living space and offering great potential for further expansion, subject to planning permission. The large rear garden is a standout feature, providing a private outdoor oasis for gardening enthusiasts or a safe play area for children.

Off-street parking is an added convenience, ensuring that you have a secure place for your vehicle. The location is particularly appealing, with the beautiful Claybury Park just a stone's throw away, perfect for leisurely walks or outdoor activities. Additionally, Fairlop Station is within easy reach, making commuting a breeze, while the vibrant Barkingside High Street is also within walking distance, offering a variety of shops, cafes, and amenities.

This property is a fantastic opportunity for anyone looking to settle in a friendly community with excellent transport links and local facilities. Don't miss your chance to make this lovely house your new home.

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.

Front







Living Room  
11'4" x 14'11" (3.47 x 4.57)

Lounge  
6'7" x 14'11" (2.03 x 4.57)

Dining Room  
9'6" x 7'1" (2.9 x 2.16)

Kitchen  
11'5" x 9'1" (3.48 x 2.79)

Landing

Bedroom  
7'4" x 15'0" (2.26 x 4.59)

Bedroom  
11'8" x 10'3" (3.56 x 3.14)

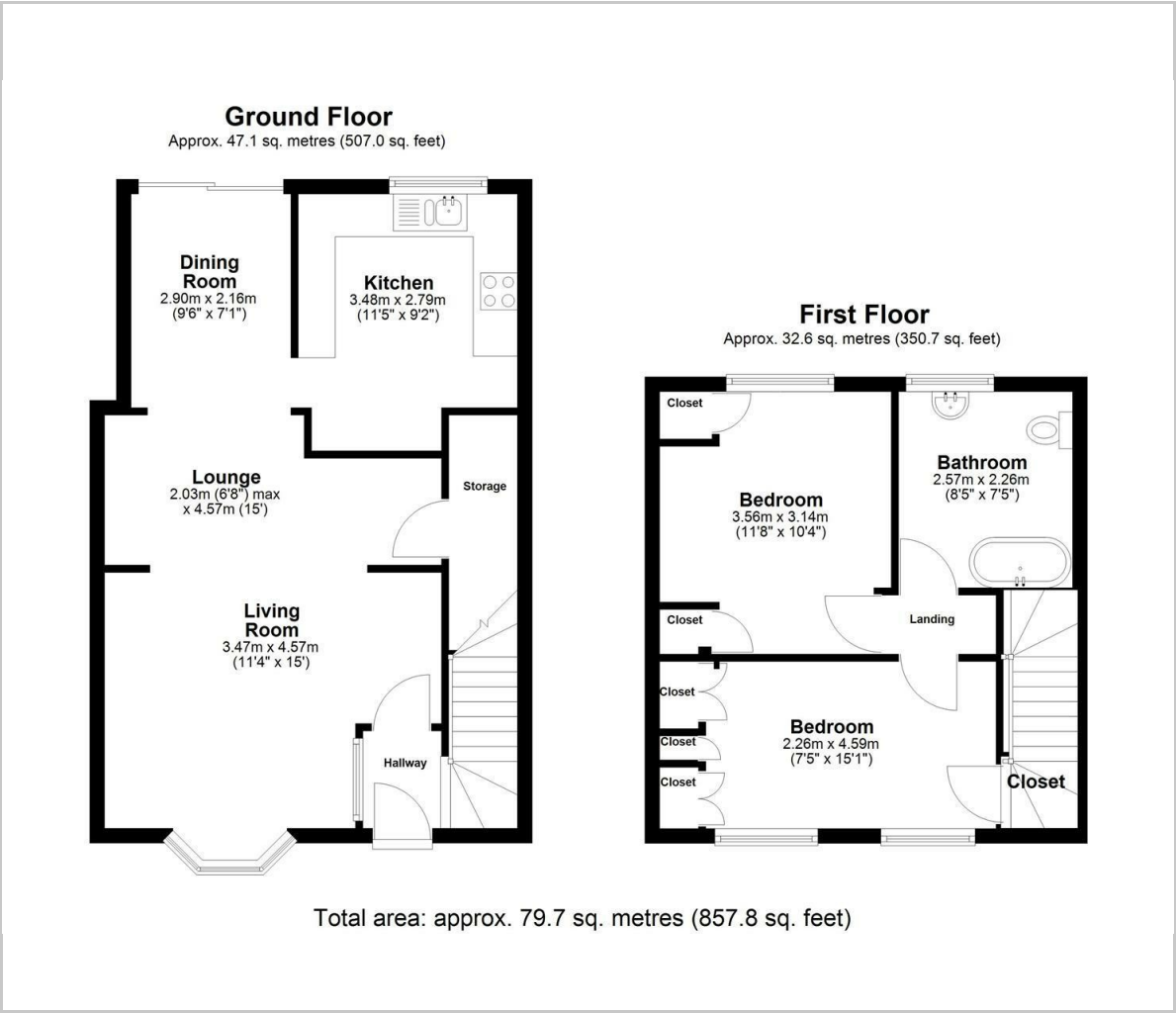
Bathroom  
8'5" x 7'4" (2.57 x 2.26)

Garden





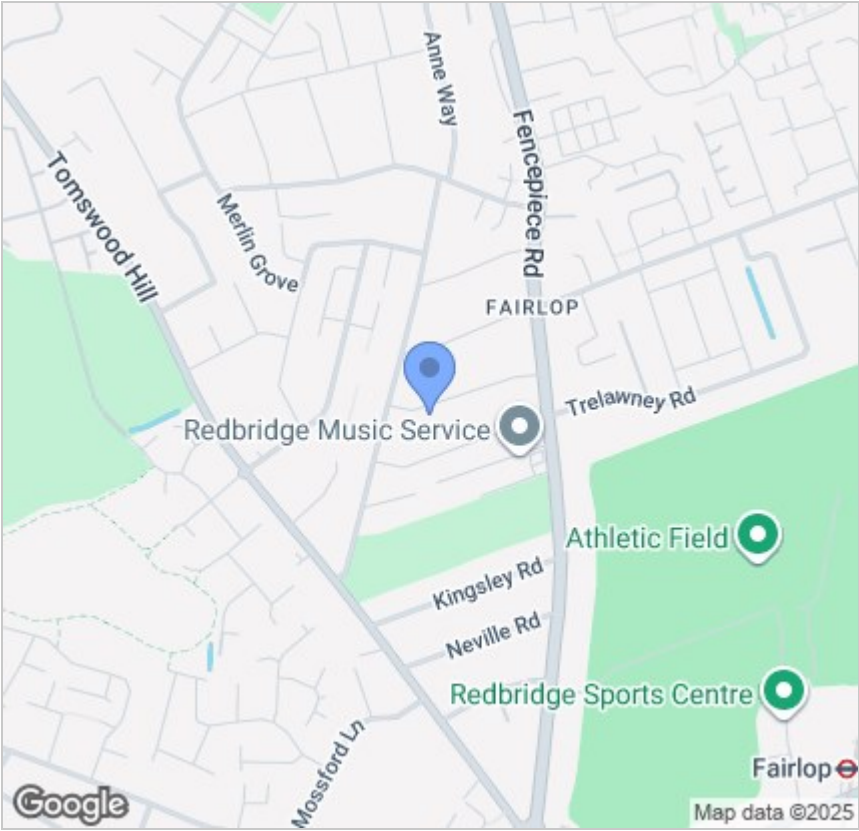
Floor Plan



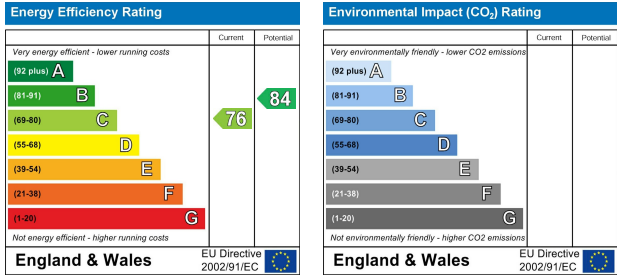
Viewing

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 firms 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