



Greenleaf Drive, Barkingside

£599,950



Substantial, extended, 4 bedroom, family home in excellent condition, featuring great living space over 3 floors and superbly positioned for Barkingside High Street and Central Line station.

Barkingside recreation park is on the doorstep and leads through to the High Street and Tesco's & Sainsbury's supermarkets. Ilford County High is the nearest school with primary schools and nursery's all close by.

Highly recommended for early viewing to avoid disappointment.

- 4 GOOD SIZE BEDROOMS
- FITTED L-SHAPED KITCHEN BREAKFAST ROOM
- 2 SPACIOUS RECEPTION ROOMS
- GROUND FLOOR WC
- EN-SUITE TO LOFT BEDROOM
- FAMILY BATHROOM/WC
- GARDEN STORE (IDEAL TO CONVERT FOR WORKING FROM HOME)
- GAS CENTRAL HEATING
- DOUBLE GLAZED

ACCOMMODATION

Fully enclosed storm porch entrance, leaded double glazed door and sidelights, leaded double glazed door to hall,

HALL

Radiator, laminate floor, under stairs storage cupboards, stairs to first floor,

CLOAKROOM/WC Low flush wc, wash hand basin, tiled walls and floor,

DINING ROOM 16' 0" x 13' 6" (4.88m x 4.11m)

Leaded double glazed bay window to front, feature fireplace with marble hearth & inset, laminate wood flooring, radiator,

LOUNGE 13' 0" x 11' 7" (3.96m x 3.53m)

Feature fireplace, laminate wood flooring, radiator, archway to L-shaped kitchen,

KITCHEN/DINER 19' 4" x 16' 0" (5.89m x 4.88m) *reducing to 9'5" (2.87m)*

Good range of fitted units at wall and base level, ample work surfaces, integrated fridge/freezer, sink unit with single drainer, tiled splash back, extractor hood, leaded double glazed window to rear and patio doors to garden

FIRST FLOOR LANDING

Stairs to 2nd floor, radiator,

BEDROOM 1 15' 9" x 10' 3" (4.8m x 3.12m) *up to wardrobes*

Leaded double glazed bay window to front, radiator, fitted wardrobes,

BEDROOM 2 13' 2" x 9' 2" (4.01m x 2.79m)

Double glazed leaded window to rear, fitted wardrobes to 2 walls - also housing Vaillant gas fired boiler, radiator,

BEDROOM 3 8' 9" x 7' 2" (2.67m x 2.18m)

Leaded double glazed window to front, radiator, fitted wardrobe,

FAMILY BATHROOM

White suite comprising, panelled bath with shower attachment, walk-in shower cubicle, low flush wc, wash hand basin set in vanity unit, tiled floor and walls, heated towel rail, double glazed window to rear,

2ND FLOOR

BEDROOM 4 18' 8" x 12' 7" (5.69m x 3.84m) *reducing to 11' 6" (3.51m)*

Double glazed window to rear, Velux window to front, radiator, fitted wardrobes, access to roof storage space, door to en-suite

EN-SUITE SHOWER ROOM/WC

Walk in shower cubicle, low flush wc, wash hand basin, heated towel rail, tiled floor and walls, double glazed window to rear,

EXTERIOR

Rear garden laid to artificial turf, paved stone patio, mature shrubs and borders.

Garden store at the rear – brick built and potentially an ideal office/studio to work from home.

Front garden paved for off road parking



EPC TO FOLLOW

For more photos and floorplan, please visit www.gbpestates.co.uk



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for information. They should not be relied upon as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.