

Lot 169

35 Barley Lane, Ilford, Essex, IG3 8XE

Upon  
instruction of 



All enquiries Ref: Meghan Mamo

### ■ Freehold detached house

#### Location:

The property is located on Barley Lane. Shopping amenities are available locally within Ilford Town Centre lying to the west with a more comprehensive range of shops, bars and restaurants found in Central London located to the south west. Public transport links are available at Goodmayes Train Station (Elizabeth Line) lying to the south and at Seven Kings Train Station located to the west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A12 lying to the north and the A406 (North Circular Road) located to the west. Recreational pursuits can be found at Seven Kings Park lying to the north and at Goodmayes Park located to the south.



#### Accommodation:

First floor: Principle bedroom with en-suite, three bedrooms, bathroom/wc  
Ground floor: Two reception rooms, kitchen  
Outside: Garden

#### EPC Rating: E

#### Council Tax Band: E

#### To view:

By arrangement with the auctioneers.