



Hatley Avenue, Barkingside, Essex
Price Range £795,000 - £825,000



MILLERS
ESTATE AGENTS

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* EXTENDED SEMI DETACHED HOUSE *
FOUR BEDROOMS * TWO BATHROOMS *
* EXTENDED KITCHEN * WORK SHOP/ OFFICE
* WALKING DISTANCE OF FULLWOOD
PRIMARY SCHOOL * 0.4 MILES FROM
BARKINGSIDE CENTRAL LINE STATION *

Nestled on the charming Hatley Avenue in Barkingside, this impressive four-bedroom semi-detached house offers a perfect blend of space, comfort, and potential. The property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining. With two bathrooms, it caters to the needs of a growing family or those who enjoy hosting guests.

One of the standout features of this home is its potential for further extension, allowing you to tailor the space to your specific needs. The property is conveniently located just 0.4 miles from Barkingside Central Line Station, making commuting to London and beyond a breeze. Additionally, Barkingside High Street is easily accessible, offering a variety of shops, cafes, and amenities to enhance your daily life.

Families will appreciate the proximity to Fullwood Primary School, which has received an outstanding rating, ensuring a high-quality education for your children. The well-presented rear garden is a delightful outdoor space, complete with an outbuilding that can serve various purposes, whether as a home office, workshop, or additional storage.

With parking available for two vehicles, this property combines practicality with a welcoming atmosphere. This semi-detached house on Hatley Avenue is not just a home; it is an opportunity to create lasting memories in a vibrant community. Don't miss the chance to make this wonderful property your own.



**Porch**

7'9 x 3'1 (2.36m x 0.94m)

Entrance Hall**Family Room**

14'6" x 7'9" (4.42m x 2.36m)

Living Room

15'5" into bay x 12'10" max (4.70m into bay x 3.91m max)

Dining Room

15'4" x 12'1" (4.68m x 3.68m)

Kitchen

21'6" x 8'0" (6.55m x 2.43m)

Breakfast Room

13'2" x 7'9" max (4.01m x 2.36m max)

Cloakroom

4'5 x 2'6 (1.35m x 0.76m)

Utility Room

8'2" max x 7'9" max (2.49m max x 2.36m max)

Landing**Bedroom 2**

16'4" into bay x 8'9" (4.98m into bay x 2.67m)

Bedroom 3

12'5" x 11'9" max (3.78m x 3.58m max)

Bedroom 4

8'4" x 8'5" (2.53m x 2.57m)

Bathroom

8'9 max x 8'5 (2.67m max x 2.57m)

Landing**Bedroom 1**

17'4" x 12'5" max (5.28m x 3.78m max)

Walk-in Wardrobe

9'0 max x 7'6 max (2.74m max x 2.29m max)

En-suite Shower Room

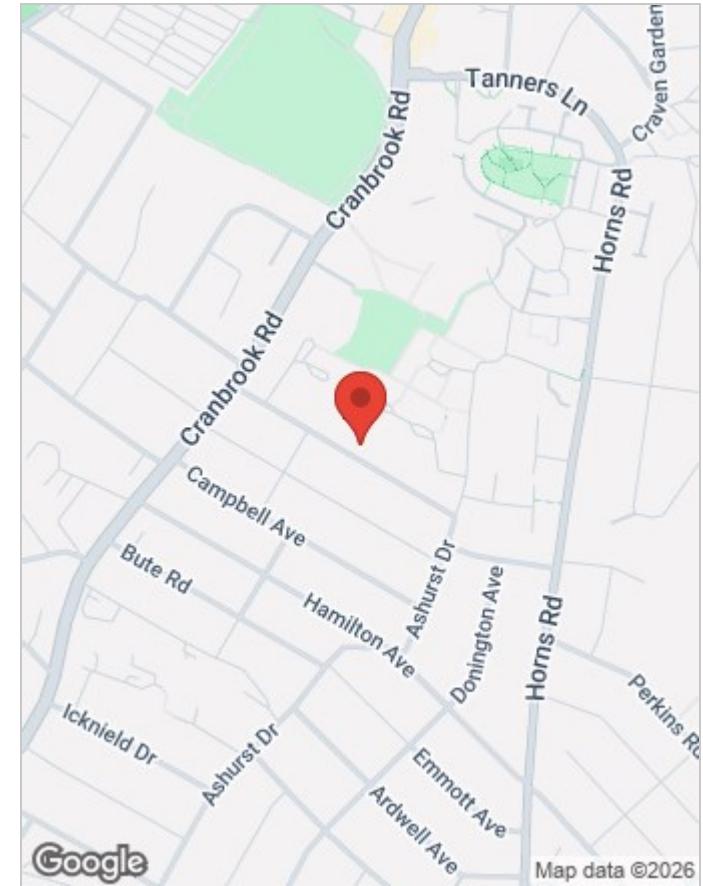
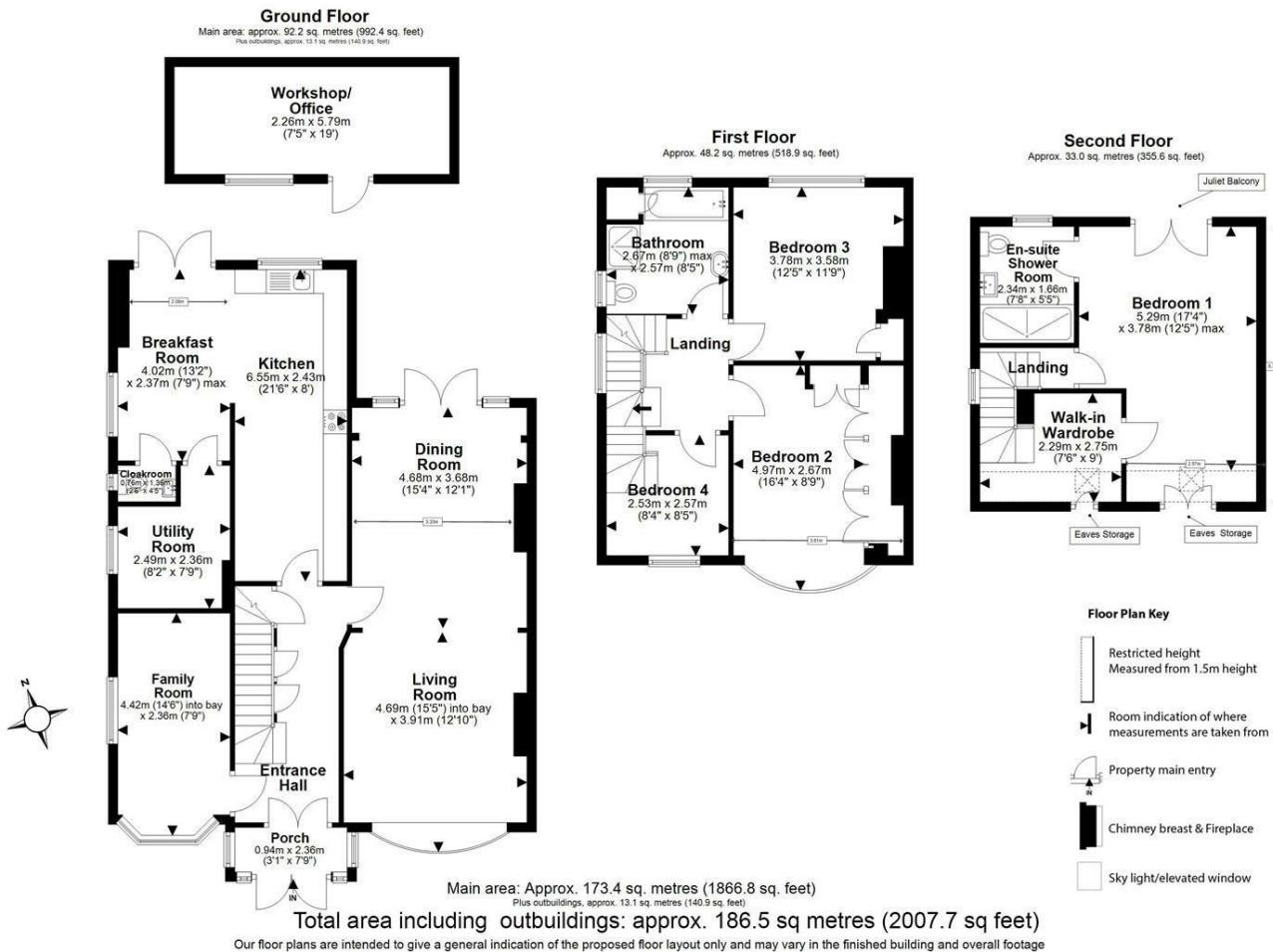
7'8 x 5'5 (2.34m x 1.65m)

EXTERIOR**Rear Garden**

56'0 max x 33'8 (17.07m max x 10.26m)

Workshop/ Office

7'5" x 19'0" (2.26m x 5.79m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

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