



**Greenleaf Drive, Barkingside IG6**

**Guide Price  
£680,000/700,000**





**Five Bedrooms**  
**Two Bathrooms**  
**Two Receptions**  
**Modern Kitchen**  
**Ground Floor Cloakroom**  
**Established Rear Garden**  
**Scope For Further Extension (stpp)**  
**Well Presented throughout**  
**Chain Free Property**



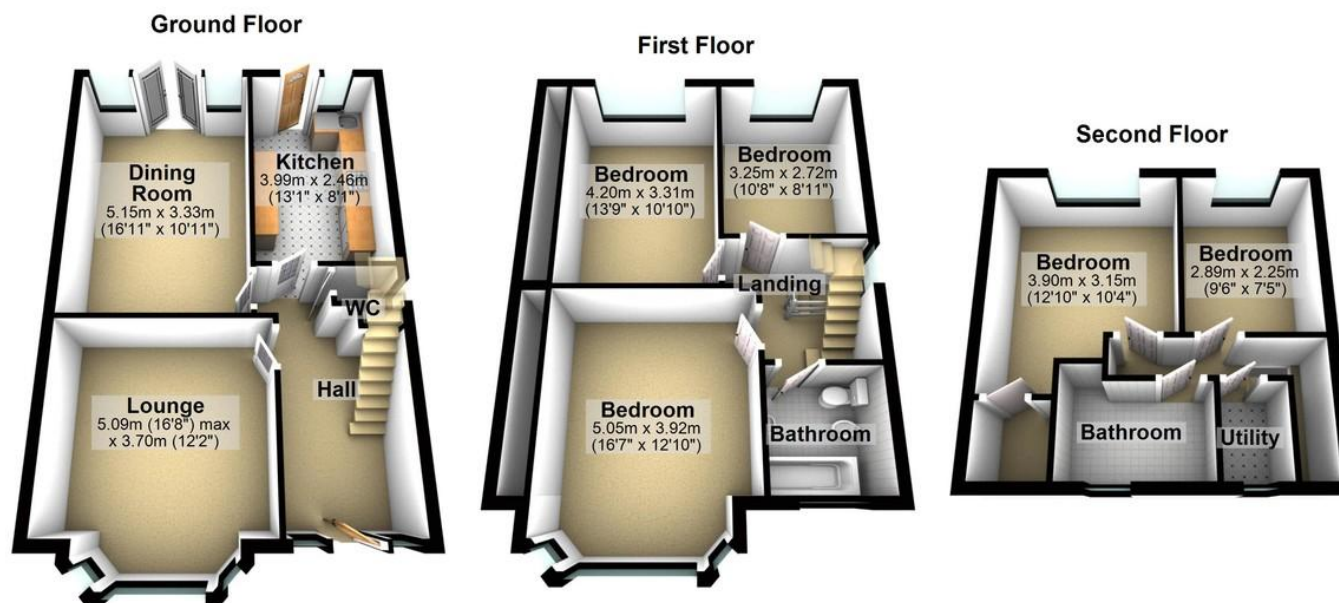




**\*\* CHAIN FREE FIVE BEDROOM, TWO BATHROOM PROPERTY GUIDE PRICE £680,000/700,000 \*\*** Located in this sought after turning on the Leaf Estate is this extended semi detached property which in our opinion is offered for sale in good decorative order throughout. The property comprises of five good size bedrooms with two bathroom facilities, a lounge with separate dining room a modern kitchen together with a ground floor cloakroom. To the rear is a well established rear garden and the front provides off street parking facilities together with a side pedestrian access. Purchasers seeking a spacious well presented semi detached property in a popular location being ideally situated to parkland, high street facilities and underground station are advised to book their viewing appointment as soon as possible.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## Council Tax Band

E

Total area: approx. 128.1 sq. metres (1378.8 sq. feet)

**PLEASE NOTE:** These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

## Please contact our office at

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