



**Hamilton Avenue, Barkingside IG6**

**Offers In Excess Of  
£635,000**



**Four Bedrooms On The First Floor**  
**En-suite Shower Room & Family Bathroom**  
**Ground Floor Cloakroom**  
**Through Lounge**  
**Good Size Kitchen**  
**17FT Rear Reception Conservatory**  
**Potential To Extend In Loft (stpp)**  
**Off Street Parking**  
**Ideal for Local Underground Stations**







**\*\* PRICED TO SELL, HAVING ALL FOUR BEDROOMS ON THE FIRST FLOOR AND OFFERED CHAIN FREE \*\***

Located within this popular residential turning is this well presented semi detached family home which offers generous sized living accommodation throughout. Having all four bedrooms on the first floor it does give the potential for further extension within the loft space subject to normal authority consents. The rear reception/conservatory room provides that extra living/dining space in addition to the good size through lounge. The front provides off street parking facilities, with the added bonus of a side pedestrian access. Call today for further details as this property is being offered for sale on a chain free basis. EPC Rating D Council Tax Band E



**Council Tax Band**

**E**

**EPC Rating**

**D**

**Ground Floor**



**First Floor**



**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**

176 Longwood Gardens  
Ilford, Essex  
IG5 0EW  
**02082201500**



**DAYS A  
WEEK**



**FREE  
VALUATIONS**



**FLOOR  
PLANS**



**FULL COLOUR  
PHOTOGRAPHY**



**SMS  
TEXT ALERTS**



**MORTGAGE  
ADVICE**



**COLOUR  
MAPS**

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