



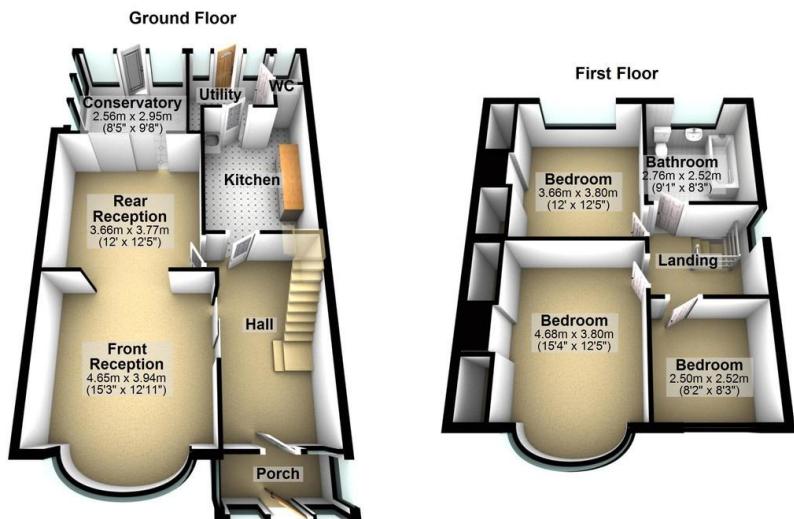
**Hamilton Avenue**  
Barkingside, Essex, IG6

**Offers In Excess Of**  
**£550,000**

# Property Summary

\*\* CHAIN FREE PROPERTY REQUIRING MODERNISATION BUT WITH GREAT SCOPE FOR EXTENSION (stpp) \*\*.

Located within this residential turning off Cranbrook Road is this end of terrace property with the added advantage of an attached garage own driveway giving great potential for extension (stpp). Internally the property offers good size accommodation throughout and could be transformed into a lovely family home. Call the selling agent Sovereign House for further details on tel; 020 8220 1500



Total area: approx. 117.0 sq. metres (1259.8 sq. feet)

- Three Bedrooms
- Large Bathroom/Wc
- Two Intercommunicating Receptions
- Kitchen
- Rear Addition
- Utility Area
- Ground Floor Wc
- Attached Garage
- Requires Complete Modernisation
- Vacant Property
- EPC Rating D
- Council Tax Band E

Sovereign House  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every