

Fairlop Road,
Barkingside IG6 2EN

3,000 Monthly *



- Large Living / Dining Room
- Separate Living Room
- Large Kitchen
- Conservatory
- G/F WC
- 2 x Family Shower Room Wc
- 1 x En Suite Shower Wc
- Gas Central Heating
- Low Maintenance Garden

Ref: PRA10482

Viewing Instructions: Strictly By Appointment Only

General Description

LARGE 6 BED FAMILY HOUSE: This very large house is located on a quiet road with just a 14 minute walk to Barkingside tube station and moments from the High Street and schools CALL NOW

Accommodation

Ground Floor Accommodation

Entrance Hall

Ground Floor Wc

Living Room (13' 9" x 11' 11") or (4.19m x 3.62m)

Living/Dining Room (23' 11" x 11' 7") or (7.28m x 3.52m)

Kitchen (16' 5" x 10' 1") or (5.01m x 3.08m)

Conservatory

First Floor Accommodation

Split Level Landing

Bedroom 1 (14' 11" x 9' 0") or (4.54m x 2.75m)

Bedroom 2 (11' 2" x 10' 2") or (3.40m x 3.10m)

Bedroom 3 (7' 0" x 6' 8") or (2.13m x 2.02m)

Family Shower Room Wc (7' 8" x 6' 8") or (2.33m x 2.02m)

Bedroom 4 (10' 2" x 6' 8") or (3.09m x 2.03m)

En-suite shower room (6' 6" x 5' 8") or (1.98m x 1.73m)

Second Floor Accommodation

Bedroom 5 (13' 5" x 8' 8") or (4.08m x 2.63m)

Bedroom 6 (9' 4" x 7' 6") or (2.85m x 2.28m)

Shower Room Wc

Rear Garden

Off Road Parking

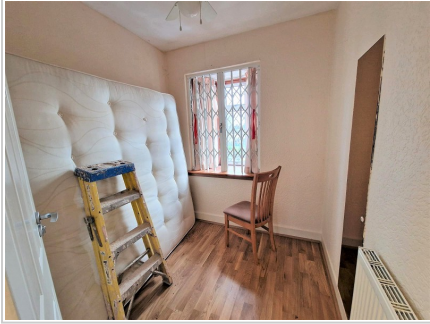
Services

EPC Rating:64

Council Tax

Band Not Specified





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.