

Martham Close,  
Barkingside IG6 2GL

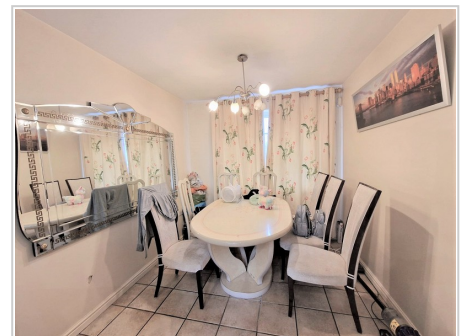
2,900 Monthly \*



- Unencumbered Views Across Claybury Park
- Spacious Living Room
- Separate TV Room / Study
- Kitchen Diner
- Utility Room
- G/F Wc
- Family Bathroom Wc
- En Suite Shower Room Wc
- Large Private Rear Garden

Ref: PRA10516

Viewing Instructions: Strictly By Appointment Only



## General Description

CHIGWELL BORDERS: FULLY DETACHED 4 BED 2.5 BATH FAMILY HOUSE: Popular development facing Claybury Park, this spacious fully detached family home offers plenty of space for growing families CALL NOW

## Accommodation

### Ground Floor Accommodation

#### Entrance Hall

Wood floors, storage cupboard, radiator

#### Ground Floor Wc

Study / TV Room (10' 2" x 8' 3") or (3.10m x 2.52m)

Living Room (14' 7" x 11' 2") or (4.44m x 3.40m)

Kitchen/Diner (18' 3" x 8' 4") or (5.55m x 2.54m)

Utility Room (7' 0" x 5' 6") or (2.14m x 1.67m)

### First Floor Accommodation

#### Landing

Bedroom 1 (11' 1" x 10' 11") or (3.39m x 3.33m)

#### En-suite shower room

Bedroom 2 (12' 9" x 8' 11") or (3.89m x 2.72m)

Bedroom 3 (9' 8" x 8' 10") or (2.94m x 2.69m)

Bedroom 4 (8' 7" x 8' 2") or (2.62m x 2.50m)

Family Bathroom Wc (7' 8" x 6' 2") or (2.34m x 1.88m)

### Large Rear Garden

# Off Road Parking

## Services

EPC Rating:71

## 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.*