

Craven Gardens,
Barkingside IG6 1PG

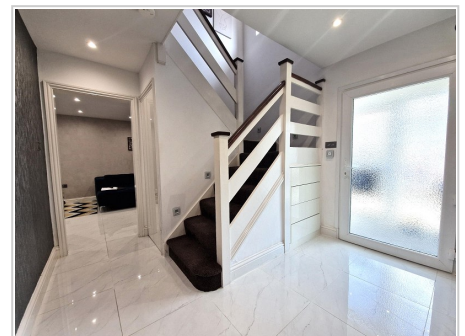
3,500 Monthly *



- STUNNING DETACHED FAMILY HOME
- Large Family Living Room
- Impressive Modern Kitchen Dining Room
- Separate Studio Flat with Full Kitchen + Shower WC
- En Suite Shower WC
- Large Family Bathroom WC
- G/F WC
- Separate 1 Bed Studio Apartment
- 3 Double Bedrooms

Ref: PRA10635

Viewing Instructions: Strictly By Appointment Only



General Description

LARGE 4 BED 3 BATH FAMILY HOME: This distinctive and unusual fully detached family house is located in the perfect position for Avanti school, shops and transport facilities CALL NOW

Accommodation

Ground Floor Accommodation

Entrance Porch

Entrance Hall

Ground Floor Wc

Living Room (28' 5" x 11' 3") or (8.66m x 3.44m)

Impressive Kitchen/Diner (14' 5" x 13' 3") or (4.40m x 4.03m)

First Floor Accommodation

Landing

Master Bedroom (17' 7" x 12' 1") or (5.35m x 3.68m)

En-Suite Shower Room WC

Bedroom 2 (14' 1" x 11' 5") or (4.30m x 3.48m)

Bedroom 3 (14' 0" x 9' 1") or (4.26m x 2.77m)

Family Bathroom Wc (8' 2" x 8' 2") or (2.48m x 2.48m)

Separate Studio Apartment

Studio Room (15' 6" x 12' 10") or (4.73m x 3.90m)

Kitchen

Shower Room Wc

Private Rear Garden

Off Road Parking

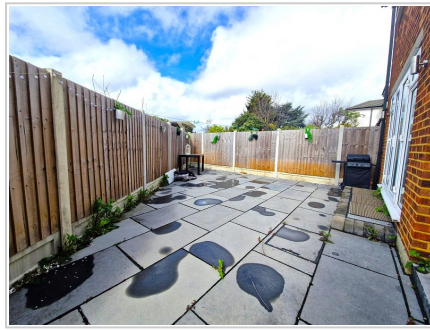
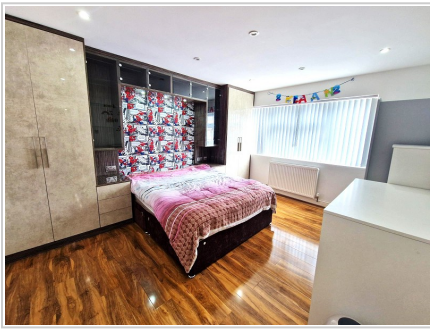
Services

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.