

Baron Gardens,  
Ilford,  
Essex.  
IG6 1NX

625,000



- BRAND NEW THROUGHOUT
- Large Through Living Room
- Extended Dining Room
- Large Galley Kitchen
- 1st Floor Shower Room
- 2nd Floor Shower Room
- 3 Double Bedrooms
- Double Glazed
- Gas Central Heating

Ref: PRA10745

Viewing Instructions: Strictly By Appointment Only



## General Description

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REFURBISHED 4 BED 2 BATH HOUSE: Guide Price £625,000-£650,000. Located in the heart of Barkingside just off the High Street is this extended family house, only minutes from tube, station and schools A MUST SEE PROPERTY

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## Accommodation

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### Ground Floor Accommodation

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#### Entrance Porch

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#### Hallway

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Through Lounge (24' 1" x 11' 6") or (7.34m x 3.50m)

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Kitchen (16' 5" x 6' 11") or (5.01m x 2.12m)

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Dining Area (15' 7" x 8' 10") or (4.75m x 2.69m)

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### First Floor Accommodation

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#### Landing

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Bedroom 1 (13' 2" x 10' 2") or (4.01m x 3.09m)

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Bedroom 2 (11' 5" x 8' 4") or (3.47m x 2.54m)

Measured up to built-in wardrobes

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Bedroom 3 (7' 2" x 6' 8") or (2.19m x 2.03m)

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Family Shower Room Wc (6' 6" x 5' 5") or (1.97m x 1.65m)

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### Second Floor Accommodation

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Master Bedroom (13' 11" x 11' 1") or (4.25m x 3.39m)

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En-Suite Shower Room WC

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Private Rear Garden

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# Off Road Parking

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## Services

EPC Rating:62

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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*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.*