



Sunnymede Drive, Barkingside. IG6

**Offers In Excess Of
£785,000**



Four Good Size Bedrooms
Family Bathroom
Three Reception Rooms
Bright & Spacious Conservatory
Excellent Size Kitchen
Ground Floor Cloakroom
Gated Property
Off Street Parking Facilities
Internal Viewing Advised





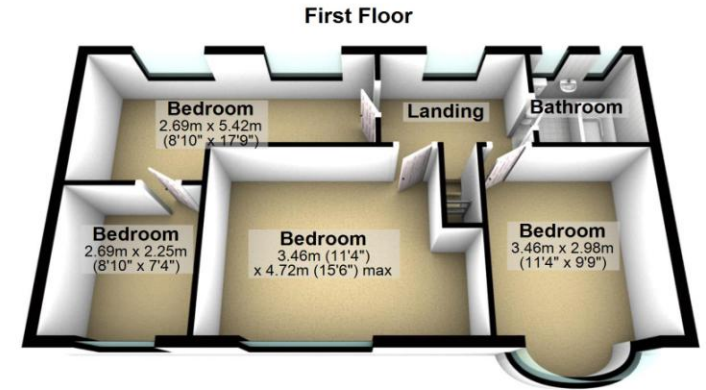
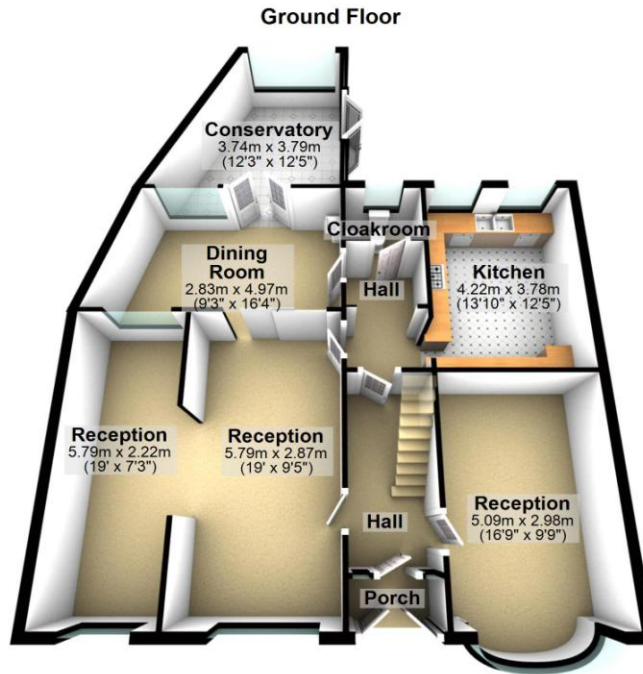
A very rare opportunity has arisen to purchase this triple fronted semi detached property set in a sought after location. The property offers excellent size living accommodation throughout, and is in ready to move in condition. Prospective purchasers that are seeking a well proportioned family home offering the amount of accommodation that this has to offer are sure not to be disappointed. The property is serviced by a choice of the local Central Line underground stations plus has the added advantage of Barkingside High Street being close at hand for all of your shopping needs. For any further information and an appointment to view this property please contact the selling agent Sovereign House. EPC Rating D Council Tax Band F



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax Band
F

EPC Rating
D



Total area: approx. 153.4 sq. metres (1651.2 sq. feet)

PLEASE NOTE: These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Please contact our office at

176 Longwood Gardens
Ilford, Essex
IG5 0EW
02082201500



DAYS A WEEK



FREE VALUATIONS



FLOOR PLANS



FULL COLOUR PHOTOGRAPHY



SMS TEXT ALERTS



MORTGAGE ADVICE



COLOUR MAPS

sovereign-house.com
homes@sovereign-house.com

Victoria Park Sales
213 Victoria Park Road
London E9 7HD
Tel: 020 8985 5800



@sovereignhouse



www.facebook.com/sovereignhousehackney

Clayhall/Redbridge Sales
176 Longwood Gardens,
Essex IG5 0EW
Tel: 020 8220 1500

