

PAYNE & Co

Greenleafe Drive, Barkingside

Ilford

Guide Price £650,000

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Guide Price £650,000 – £675,000. This immaculate and extended three-bedroom semi detached bungalow is offered for sale in the Leafe Estate area of Barkingside. The property features an open-plan reception room that flows naturally into the kitchen and dining area, benefiting from garden views and direct access to an approximately 45ft rear garden with artificial lawn. The garden includes a fixed awning and a storage shed, ideal for those seeking low-maintenance outdoor space. Off-street parking and shared side access add to the convenience. The bungalow includes three double bedrooms, all with built-in wardrobes. The principal bedroom features an en-suite shower room. There is a modern main shower room equipped with laundry facilities including a washing machine and tumble dryer, supporting flexibility for family living.

Nearby parks such as Fairlop Waters and Barkingside Recreation Ground provide open green spaces for recreation and relaxation. The property is near several schools, making it suitable for families.

Public transport links are accessible. Barkingside Underground Station (Central Line) connecting residents to Stratford (approximately 20 minutes) and central London destinations within 35-40 minutes. Bus services operate from nearby main roads offering further connectivity across Ilford and East London's amenities.

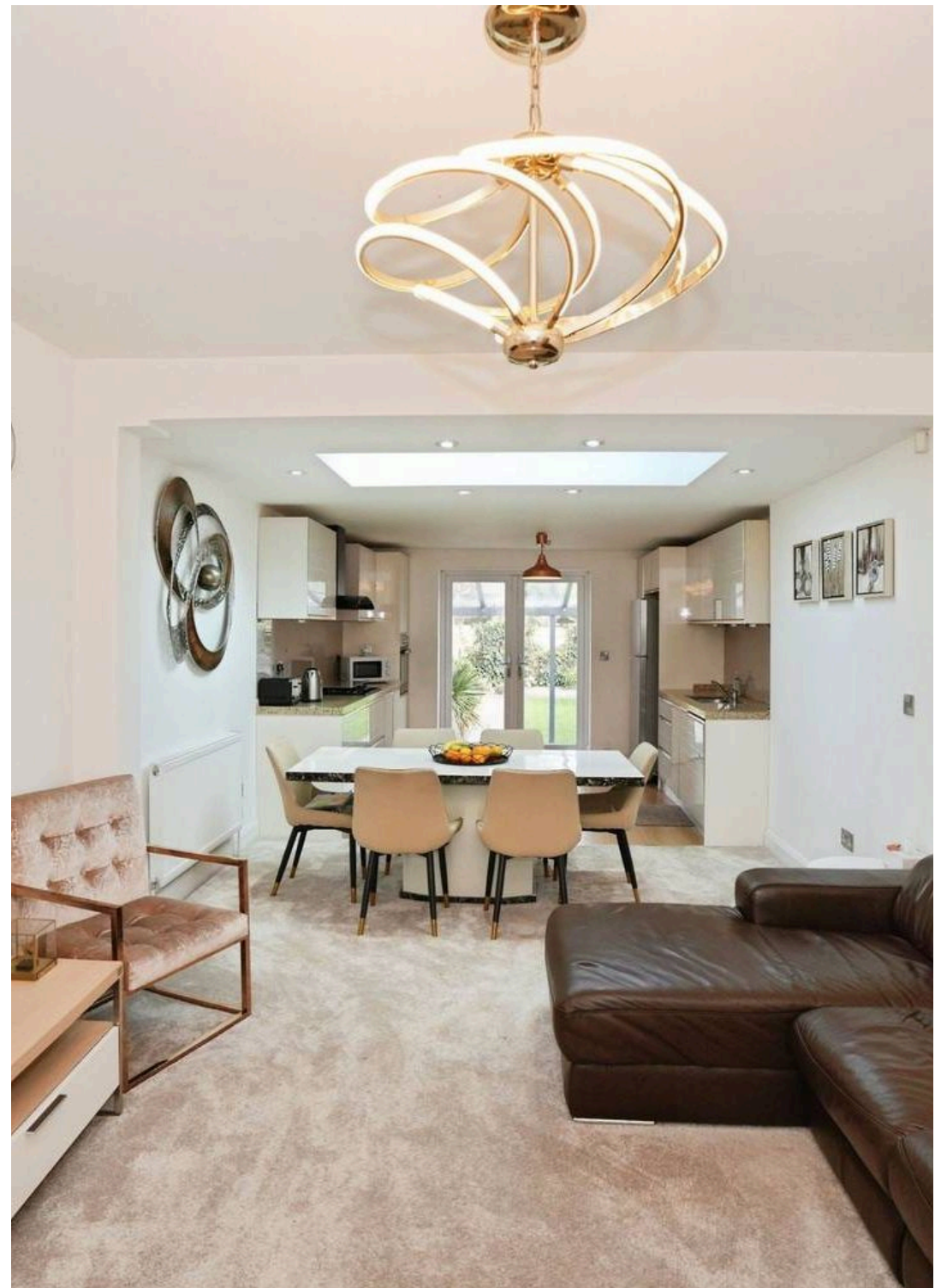
Greenleafe Drive is positioned within reach of local shops, cafés and other amenities found in Barkingside High Street, providing a range of retail and dining options. This bungalow's layout and location make it suitable for first-time buyers and families seeking a comfortable home in a well-connected Ilford neighbourhood.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three double bedrooms
- Modern open-plan living/kitchen area
- Low-maintenance artificial lawn
- Principal bedroom with en-suite
- Ample built-in wardrobes
- Off-street parking



**Bedroom**

13' 9" x 12' 0" (4.19m x 3.66m)

**Bedroom**

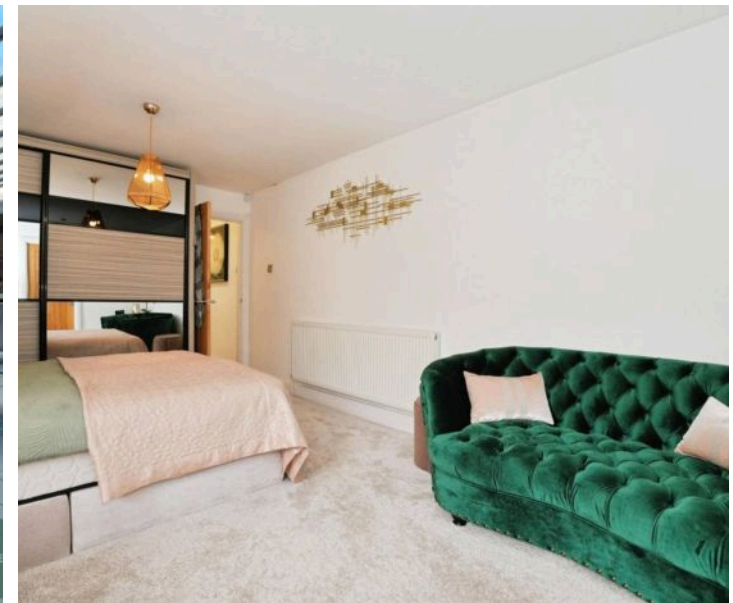
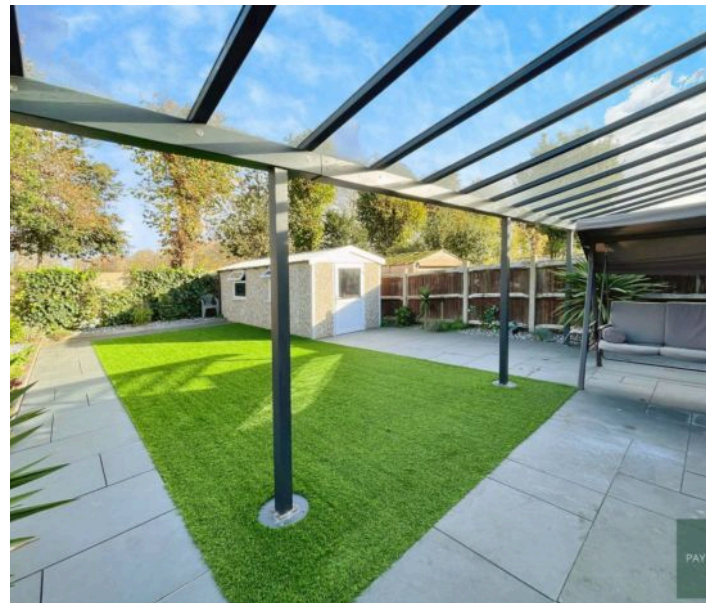
10' 6" x 11' 1" (3.20m x 3.38m)

**Shower Room****Bedroom**

17' 9" x 10' 10" (5.41m x 3.30m)

**En-suite****Kitchen/Diner/Lounge**

32' 3" x 12' 0" (9.83m x 3.66m)











## Ground Floor

Approx. 118.2 sq. metres (1272.5 sq. feet)



Total area: approx. 118.2 sq. metres (1272.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



A photograph of a garden featuring a gravel shed with a white door and two small windows. A paved path leads from the foreground towards the shed. To the left of the path is a flower bed with various plants, including a large green plant. The garden is bordered by a wooden fence on the left and a stone wall on the right. Trees and bushes are visible in the background under a clear blue sky.

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