



Sunnymede Drive, BARKINGSIDE, IG6 1JU

Freehold

£525,000



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Council Tax: Band E
Redbridge

Payne & Co are pleased to offer for sale this three-bedroom terraced property in need of modernising. This home presents an excellent opportunity for first-time buyers, investors, or families willing to undertake a project to create their dream home. The ground floor accommodation comprises two reception rooms, both with unique features; the first reception room boasts a round bay to the front, while the second provides access to the garden. There is also a kitchen, again with garden access, offering the potential to create a wonderful indoor-outdoor living space. The first floor includes two double bedrooms and a single bedroom, catering to various family sizes. The bathroom is also located on the first floor. The property benefits from being extended to the rear and offers off-street parking, enhancing its appeal. There is also no onward chain, which can ensure a smoother transition for the new owners. Located within proximity to public transport links, schools, local amenities, and parks, this home is in an ideal location for a family. This property, with its potential and location, is not to be missed.

- Three bedrooms
- Two reception rooms
- Popular location
- First floor bathroom

- Terraced house
- Off street parking
- Ideal family home
- No onward chain



GROUND FLOOR

Enclosed Porch

Hallway

Reception One: 12' x 11' 11" into bay (3.66m x 3.63m)



Reception Two: 11' 4" x 22' 8" (3.45m x 6.91m)

Kitchen: 7' 10" x 19' 6" (2.39m x 5.94m)

FIRST FLOOR

Bedroom One: 11' 6" x 12' into bay (3.51m x 3.66m)



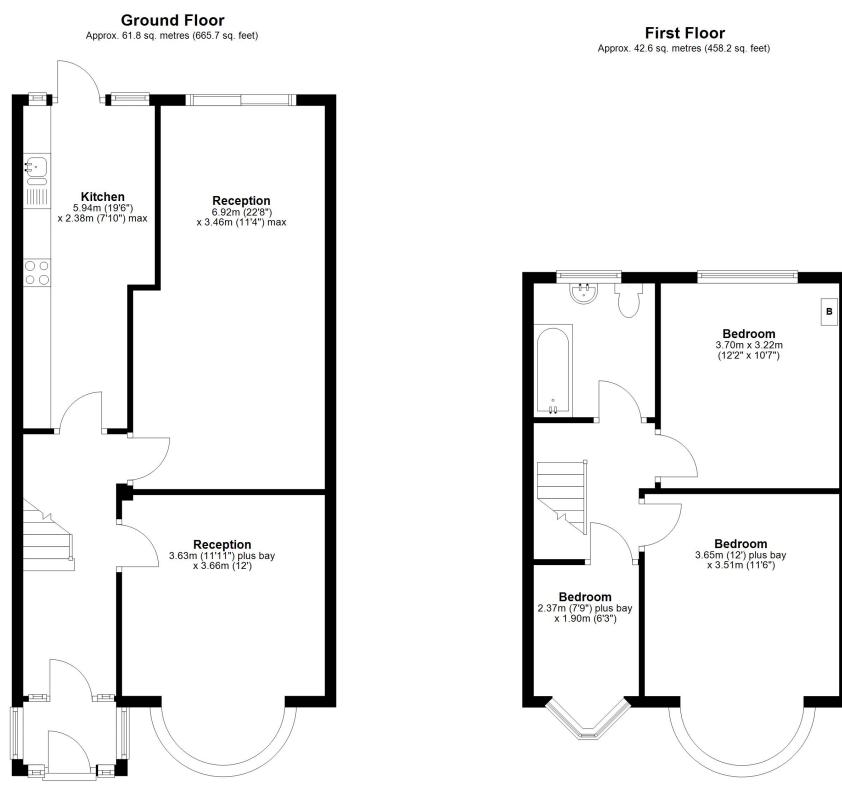
Bedroom Two: 10' 7" x 12' 2" (3.23m x 3.71m)

Bedroom Three: 6' 3" x 7' 9" into bay (1.91m x 2.36m)

First Floor Bathroom/WC

EXTERIOR

Approx. 70' Rear Garden



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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A		87
(61-80)	B		
(46-60)	C		
(35-45)	D		66
(21-34)	E		
(11-20)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

