



Hatfield Close, BARKINGSIDE

Offer in Excess of £315,000

GREAT FIRST TIME BUY!! Priced to sell. This is a large three bedroom ground floor purpose built flat in a quiet turning in Barkingside. Further benefits include double glazing, gas central heating, communal garden, three good size bedrooms along with lounge, kitchen and bathroom. The property is conveniently located within 1 mile of both Fairlop and Barkingside underground stations and comfortable walking distance to Barkingside High Street with its shops, major bus routes and Ilford County High school. Do not miss out on this good sized flat, call our sales team for an appointment to view.

- GROUND FLOOR FLAT
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COMMUNAL GARDEN
- EPC - E



GROUND FLOOR

ENTRANCE

Via communal door to communal hall, own front door to hallway.

HALLWAY

Storage Cupboard.

LOUNGE

11' 2" x 15' 8" (3.40m x 4.78m)

Double glazed picture and casement window to front, double radiator, power points.



KITCHEN

8' 7" x 13' 6" (2.62m x 4.11m)

Double glazed picture and casement window to rear, tiled floor, range of eye and base units with rolled edge work tops, wall mounted combination boiler, plumbing for washing machine and dishwasher, gas hob, double electric oven, tiled splashback.



BEDROOM ONE

9' 4" x 14' 10" (2.84m x 4.52m)

Double glazed picture and casement window to front, single radiator, power points, fitted cupboard.



BEDROOM TWO

8' 2" x 12' 3" (2.49m x 3.73m)

Double glazed picture and casement window to rear, radiator, power points, fitted cupboard.



BEDROOM THREE

7' 11" x 8' 11" (2.41m x 2.72m)

Double glazed picture and casement window to rear, single radiator, power points.

BATHROOM/WC

Tiled floor and walls, back to wall WC with douche attachment, panelled bath with grab rails, mixer taps and shower attachment, vanity sink unit, chrome towel radiator, extractor fan.



EXTERIOR

GARDEN

Communal garden and shed en-bloc.

ADDITIONAL INFORMATION

Redbridge Council Tax - Band C

LEASEHOLD

Ground Rent - £10 per year

Service Charge - £115 per month

AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do we may receive a referral fee of up to £150 from the company we recommend.

What's Next?

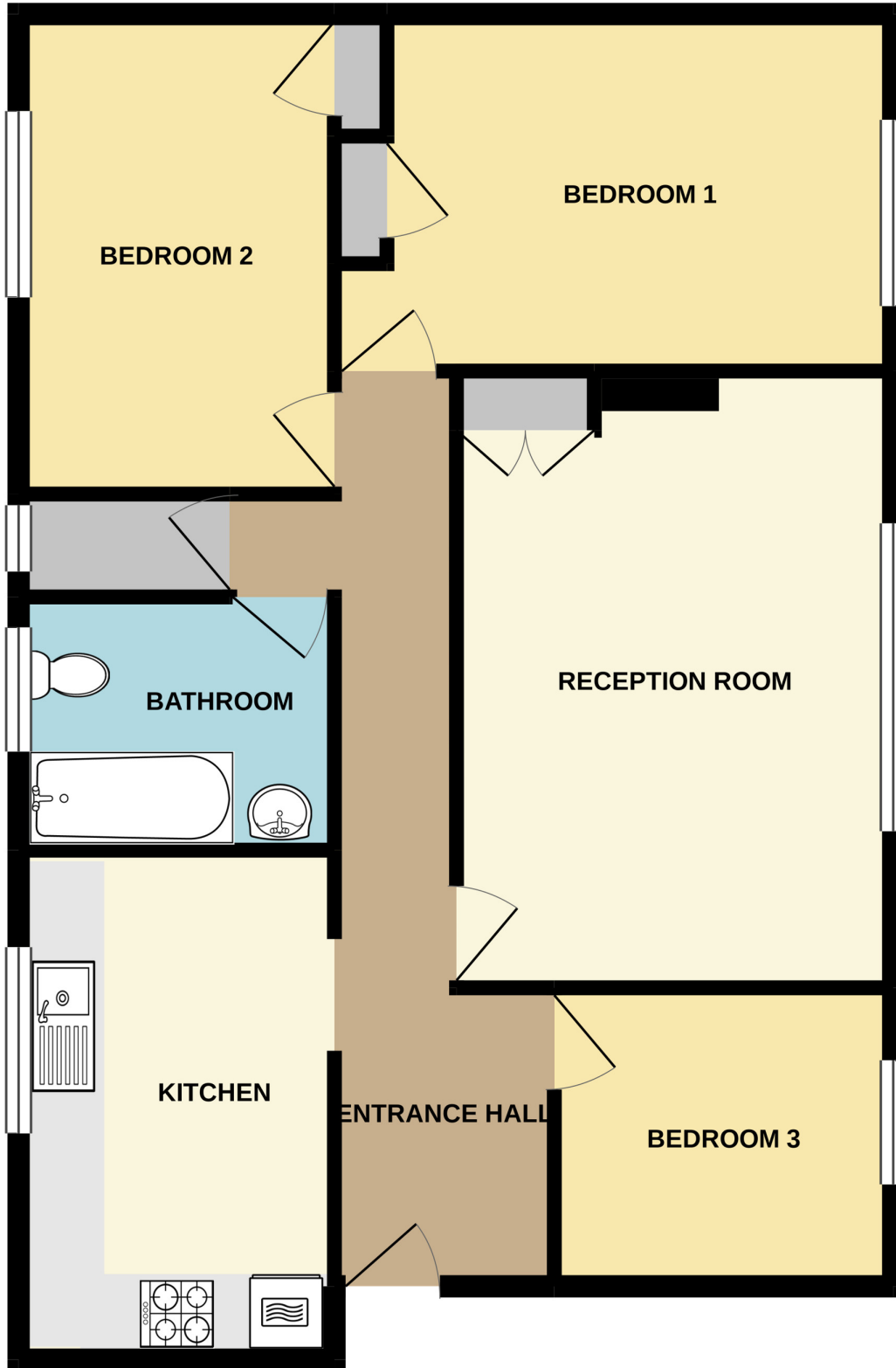
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

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.
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