



### Transport Information

Just 1 Mile away from Barking Station which is a 20 minute walk or 12 minute bus ride.

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

### What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

## 102 Meadway, Ilford. IG3 9BJ.



PRICE  
£625,000  
to  
£650,000

- **Three bedroom end of terraced house**
- **Spacious Throughout**
- **Ground Floor Bathroom and First Floor Bathroom**
- **Generous Garden with Outbuilding**







## 102 Meadway, Ilford, Greater London. IG3 9BJ.

Guide Price: £625,000 to £650,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Call now to arrange a viewing for this beautifully presented three family home, which is located on this popular residential turning off Longbridge Road. Internally the property boasts of a spacious hallway on entry which leads to a large through-lounge, kitchen/diner, utility room with shower area, and access to the garage with is currently used as a storage area and gym.

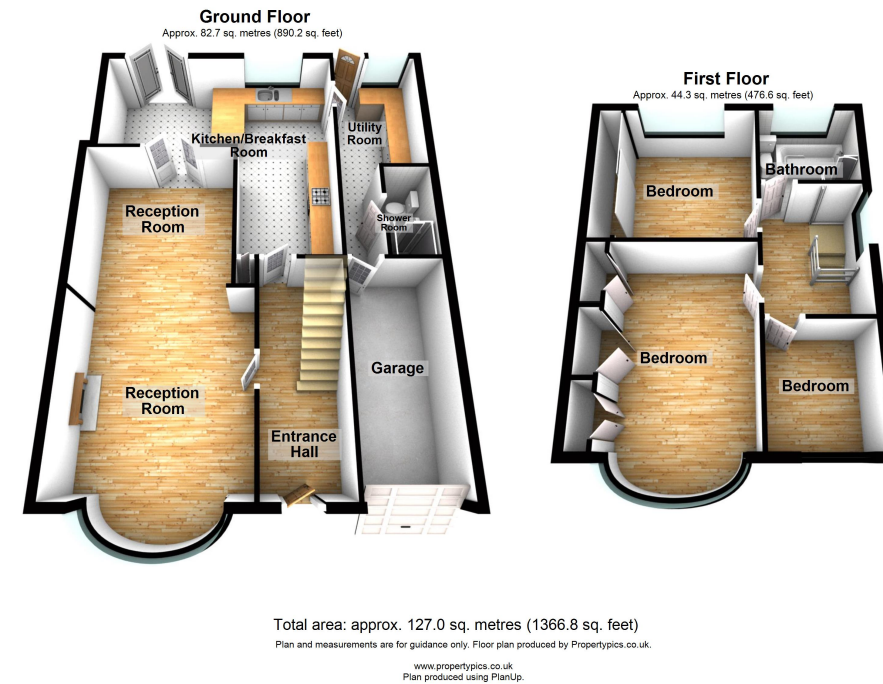
To the first floor there are three spacious bedrooms and a family bathroom. To the rear of the property there is a good size garden which extends to approximately 60 ft, there is also a brick built outbuilding, the main garden area is laid to lawn and is ideal for lazy days in the sun, the property also benefits from a driveway.

The location of the property is perfect for transport links and there are buses running from just around the corner that go to Barking station. At Barking station you can catch a train on the District, Hammersmith and City and also C2C. Road links are excellent with the A406, A13 and M11 all only short rides away. Close by the house there are some local convenience stores all within walking distance, slightly further away is Barking Town Centre where you can find all the big high street brands and the Vicarage Fields shopping centre as well as Asda and Lidl, there is also Tesco and Sainsbury's just along the A13 at Beckton and here you can also visit Galleons Reach retail park where again, all the big brand clothing and retail shops can be found, within close proximity to the home there are Primary and Secondary schools all with good OFSTED reports.

This excellent property won't hang around, so pick up the phone and call now to book your space!

### What the owner says...

Its been a wonderful house, we have loved living here, great neighbours, excellent surroundings and great transport links.



### Accommodation Ground Floor

#### Lounge

27' 4" x 12' 11" (8.33m x 3.94m)

#### Kitchen/Diner

17' 10" > 8' 4" x 18' 6" > 7' 8" (5.44m > 2.54m x 5.64m > 2.34m)

#### Utility Room

16' 5" x 6' 8" (5.00m x 2.03m)

#### Shower Room

7' 4" x 3' 3" (2.24m x 0.99m)

#### Garage

16' 7" x 6' 5" (5.05m x 1.96m)

#### Garden

60' 7" (18.47m)

#### Outbuilding

#### First Floor

##### Bedroom 1

15' 1" x 9' 5" (4.60m x 2.87m)

##### Bedroom 2

11' 10" x 8' 8" (3.61m x 2.64m)

##### Bedroom 3

8' 1" x 7' 3" (2.46m x 2.21m)

#### Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

