

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



PAYNE & Co

Crown Road, BARKINGSIDE, IG6 1NE

Freehold

£480,000



3



1



1



F

Council Tax: Band C  
Redbridge

A semi-detached house is available for sale, ideally suited for first-time buyers. This property, despite needing a bit of renovation, boasts a wealth of potential with its three bedrooms, one bathroom, one kitchen, and a reception room. The configuration of the house offers a perfect canvas for those wishing to stamp their own design aesthetic or for anyone interested in a renovation project. The three bedrooms provide ample space for a growing family or for setting up a home office. The single bathroom and kitchen require refurbishment, allowing you to create your dream spaces. The reception room is a welcoming space, ideal for entertaining guests or for relaxing evenings in. The house's location is another selling point. It's well-situated with public transport links, nearby schools, and local amenities within easy reach. This makes it a convenient hub for both work and leisure. This property is a fantastic opportunity for those looking to get onto the property ladder and put their unique touch on their first home. It's a project that promises great rewards in a location that offers both convenience and community spirit.

- No onward chain
- Off street parking
- Close to Stations
- Side Access

- Potential to Extend STPP
- Semi Detached House
- Three bedrooms
- Ideal First Time Buy



GROUND FLOOR

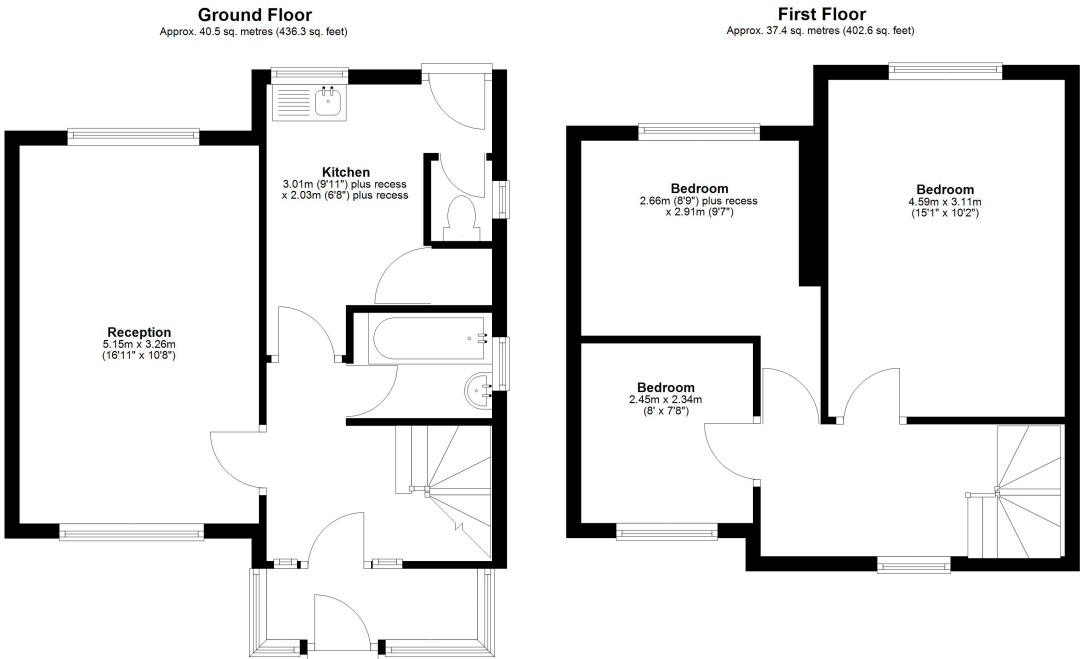
Enclosed Porch  
Hallway  
Ground Floor Bathroom/WC  
Kitchen: 9' 11" x 6' 9" (3.01m x 2.03m)  
Reception: 16' 11" x 10' 8" (5.15m x 3.26m)

FIRST FLOOR

Bedroom One: 15' 1" x 10' 2" (4.59m x 3.11m)  
Bedroom Two: 9' 7" x 8' 9" (2.91m x 2.66m)  
Bedroom Three: 8' 0" x 7' 8" (2.45m x 2.34m)

EXTERIOR

Off Street Parking  
Rear Garden



Total area: approx. 77.9 sq. metres (838.9 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.

020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk  
151 Cranbrook Road, Ilford, IG1 4TA

- 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		
Very energy efficient - lower running costs		
(94+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	31
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		