



Sunnymede Drive, BARKINGSIDE, IG6 1JU

Freehold

£700,000



Council Tax: Band F  
Redbridge

Payne & Co are pleased to present this semi-detached house for sale. This property boasts four bedrooms, with the fourth bedroom accessed via the third, making it perfect for families. The house also offers one bathroom located on the first floor. The property features an impressive four reception rooms, providing ample space for entertaining or unwinding. A practical kitchen serves as the heart of the home, perfectly suited for home-cooked meals and family gatherings. Additional details include off-street parking, a convenient ground-floor WC, a conservatory, and secure gates at the front of the property. The location of the property is ideal, with public transport links, local amenities, nearby schools, and parks. Please call our sales team for an appointment to view today!

- Semi Detached House
- Four Bedrooms
- Four Receptions
- Conservatory
- Ground Floor WC
- First Floor Bathroom/WC
- Enclosed Porch
- Gated Off Street Parking





**GROUND FLOOR**

Enclosed Porch

Hallway

Reception One: 9' 10" x 16' 9" (3.00m x 5.11m)

Kitchen: 13' 5" x 13' 9" (4.09m x 4.19m)

Ground Floor WC

Reception Two: 9' 6" x 17' 9" (2.90m x 5.41m)

Reception Three: 7' 3" x 17' 9" (2.21m x 5.41m)

Dining Room: 9' x 15' 9" (2.74m x 4.80m)

Conservatory: 12' 2" x 12' 2" (3.71m x 3.71m)

**FIRST FLOOR**

Bedroom One: 10' 10" x 15' 1" (3.30m x 4.60m)

Bedroom Two: 9' 10" x 16' 9" (3.00m x 5.11m)

Bedroom Three: 8' 6" x 18' 4" (2.59m x 5.59m)

Bedroom Four: 7' 3" x 8' 10" (2.21m x 2.69m)

First Floor Bathroom/WC

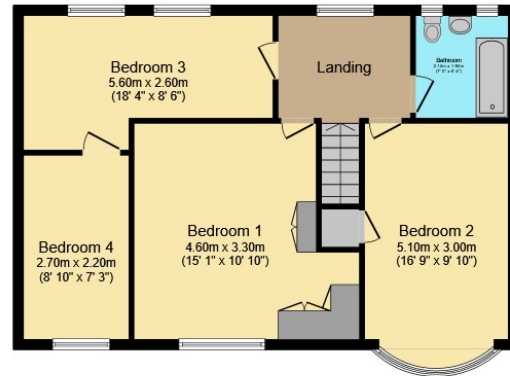
**EXTERIOR**

Off Street Parking

Rear Garden



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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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 |   |         |           |
| (94+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
|                                             |   | 70      | 78        |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |



