

PAYNE & Co

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Greenleaf Drive, BARKINGSIDE, IG6 1LH

Freehold

Guide Price £650,000



Council Tax: Band E  
Redbridge

Guide Price: £650,000 - £675,000. Payne & Co are pleased to offer for sale this charming, end of terrace property situated in the heart of the desirable 'Leafe Estate' in Barkingside. This property boasts an array of features, including a shared driveway and a garage, providing parking facilities. The property consists of three well proportioned bedrooms, two of which benefit from built-in wardrobes and one single room. There is a four-piece bathroom suite to accommodate all family needs. This home also offers two reception rooms, the first featuring a stunning bay window, while the second functions as a dining room, ideal for hosting. The extended kitchen comes with a dedicated dining space, perfect for everyday family meals. Further benefits include a loft room and BBQ area, adding to the overall allure of the property. The property is ideally located with excellent public transport links and local amenities within easy reach. It is also near schools and parks, making it the perfect setting for families.

- THREE BEDROOMS
- GARAGE
- COUNCIL TAX - BAND E

- LOFT ROOM
- FREEHOLD
- EPC - E



**GROUND FLOOR**

- ENTRANCE
- HALLWAY
- LOUNGE
- GROUND FLOOR WC/UTILITY ROOM
- DINING ROOM
- KITCHEN
- SUN ROOM
- FIRST FLOOR**

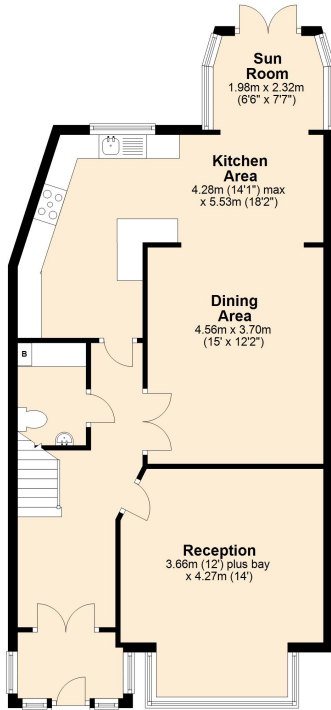


- FIRST FLOOR BATHROOM/WC**
- BEDROOM ONE
- INNER HALLWAY
- BEDROOM TWO
- BEDROOM THREE
- SECOND FLOOR**

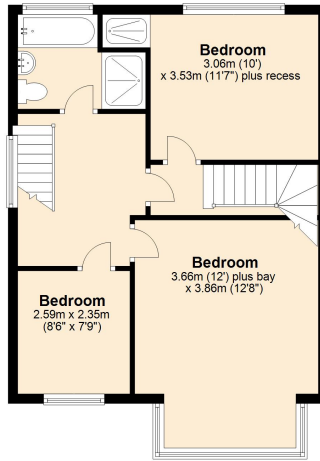


- LOFT ROOM**
- EXTERIOR**
- FRONT GARDEN
- REAR GARDEN
- GARAGE

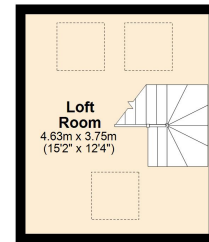
**Ground Floor**  
Approx. 76.4 sq. metres (822.1 sq. feet)



**First Floor**  
Approx. 52.0 sq. metres (559.9 sq. feet)



**Second Floor**  
Approx. 17.4 sq. metres (186.8 sq. feet)



Total area: approx. 145.7 sq. metres (1568.8 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.

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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
<small>Very energy efficient - lower running costs</small>			
(94+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			

