





140 Craven Gardens Ilford, IG6 1PS

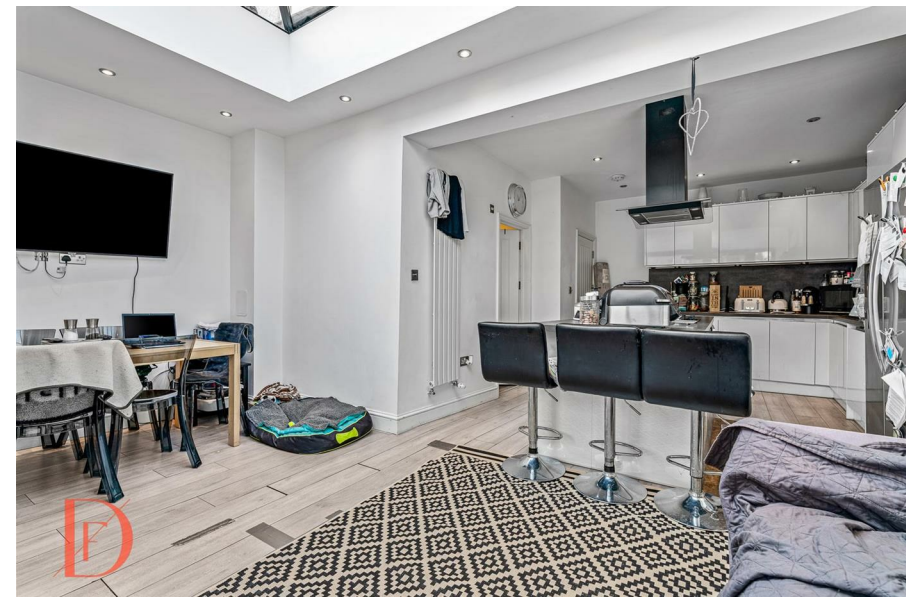
Daniel Frank Estates are delighted to bring to market this well positioned three bedroom mid-terrace house situated in the heart of Barkingside just 0.4 miles from Barkingside Station, 0.6 miles from Fairlop Station and circa 3 miles from Ilford main line Station which provides access directly into Central London via the new Elizabeth Line.

Downstairs has been extended and comprises of a porch, leading to welcoming hallway, sizeable living room and modern open plan kitchen/diner (with island) and a large lantern skylight, bi-folding doors opening onto decking to the garden, and a downstairs WC and Utility room. Upstairs boasts a family bathroom, the Principle bedroom, a further double bedroom and a box room,.

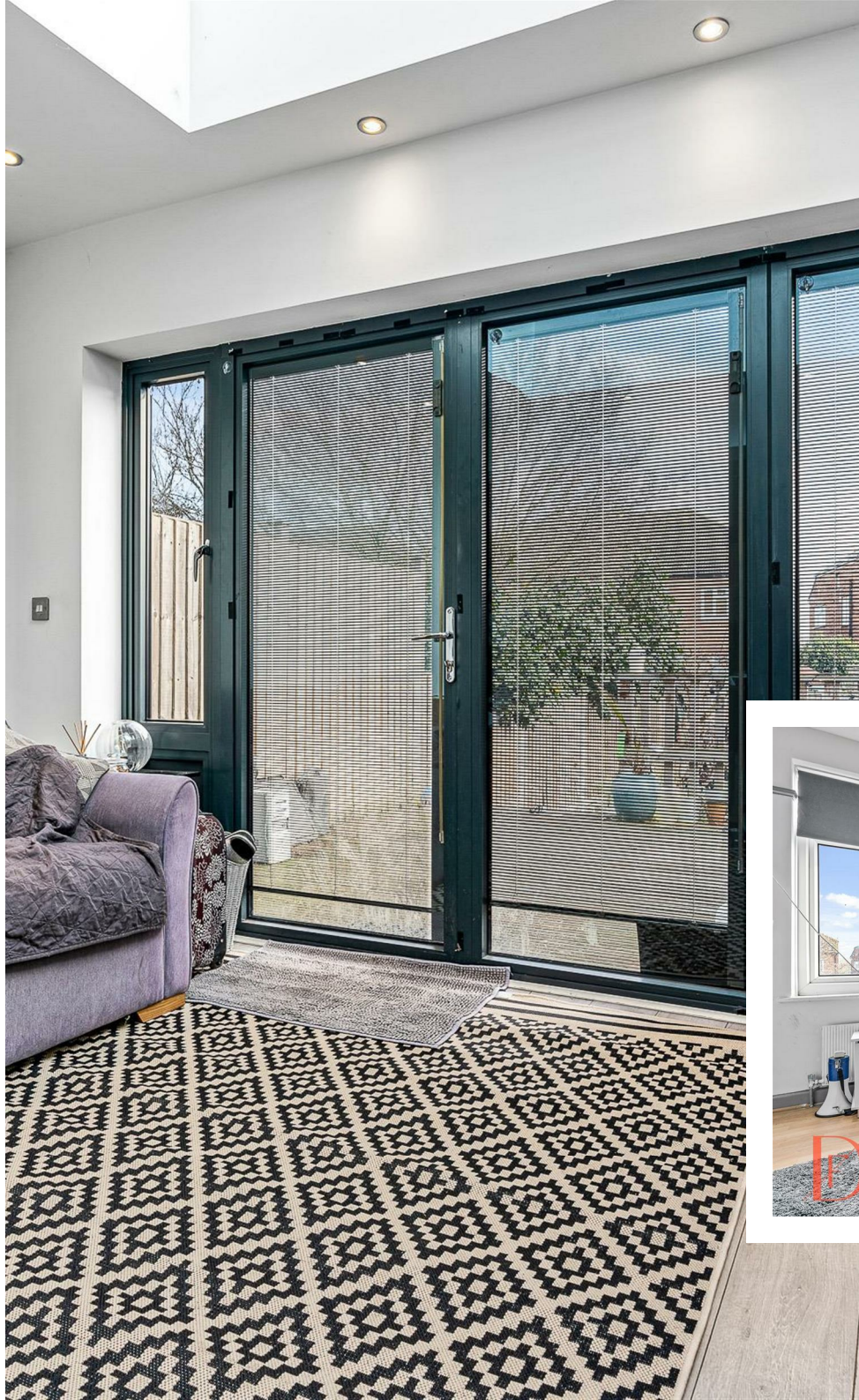
Externally to the front of the property there is a driveway with off street parking and to the rear is a low maintenance garden with a decking area.

Tenure Freehold
Council Redbridge





Your Next Chapter

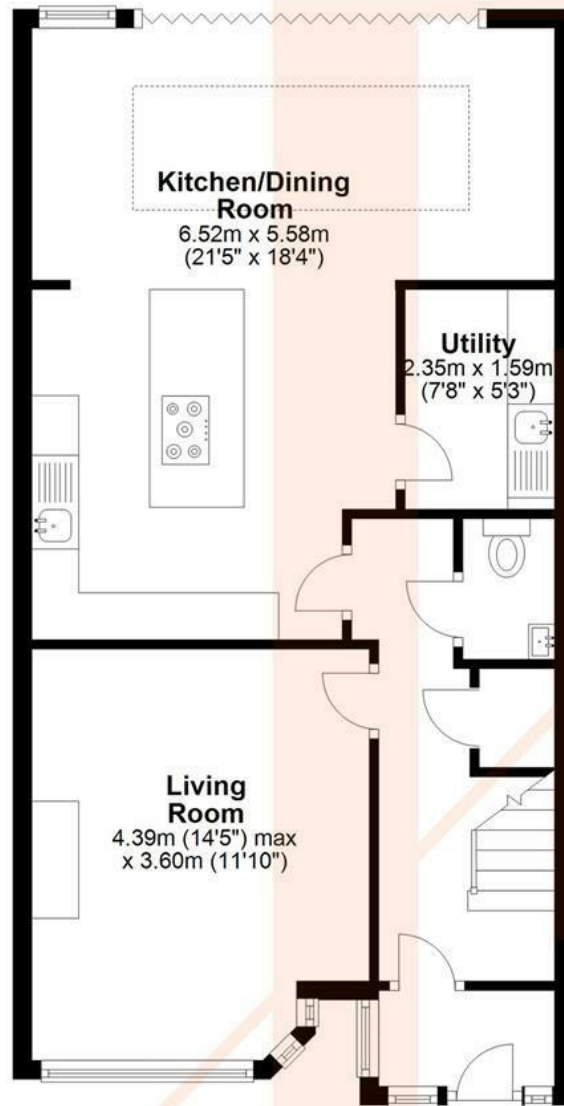


Your Next Chapter



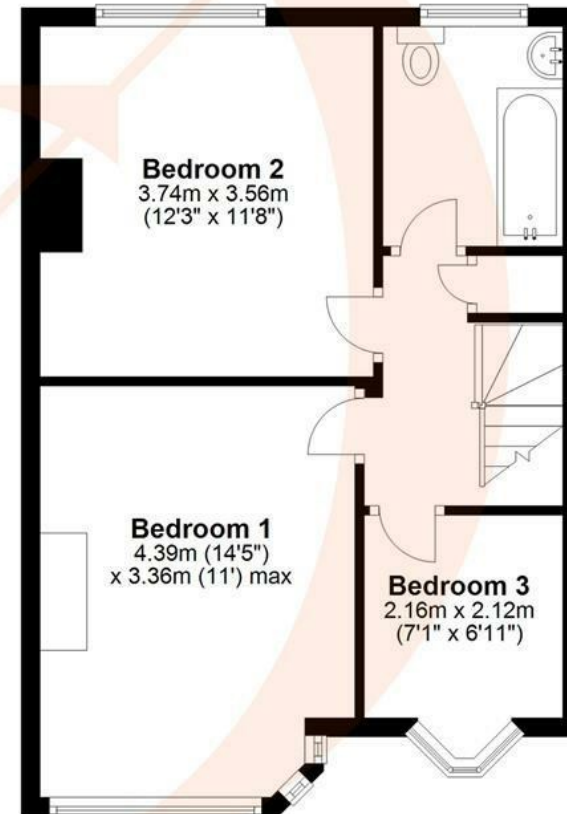
Ground Floor

Approx. 61.1 sq. metres (658.1 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 104.6 sq. metres (1125.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



WHY BARKINGSIDE?

Barkingside high road has a range of independent and high street retailers including coffee shops, cafes, and restaurants. Fairlop Waters Country Park offers the perfect spot to go for a bike ride, boating, a run, or a Sunday stroll. Fulwell Cross Leisure Centre and Swimming Pool or Redbridge Sports Centre offers a wide range of sporting activities. Fairlop and Barkingside Central Line Stations provide easy access into The City and West End. There are also a number of highly regarded Primary and Secondary Schools boasting impressive Ofsted reports, a great area for families.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

