

***49 Fairlop Road,
Barkingside, IG6 2EE***



***Offers In Excess Of
£480,000***





SAFEGUARD
PROPERTY SOLUTIONS

KEY FEATURES

- CHAIN FREE
- A THREE-BEDROOM END OF TERRACE
- LARGE THROUGH LOUNGE
- A SPACIOUS KITCHEN
- LARGE UTILITY ROOM / SECOND RECEPTION
- EXTENDED TO REAR
- DOUBLE GARAGE TO THE REAR
- OFF STREET PARKING AT THE FRONT
- GOOD SIZE GARDEN
- LOCATED IN THE HEART OF BARKINGSIDE



This extended 3 bedroom end of terrace property in need of some modernisation is being offered to the market with benefit of having NO ONWARD CHAIN.

Internally the property offers a very spacious reception room which connects to a good size extended kitchen and large utility room/ second reception room.

The first floor comprises of three bedrooms and a family bathroom.

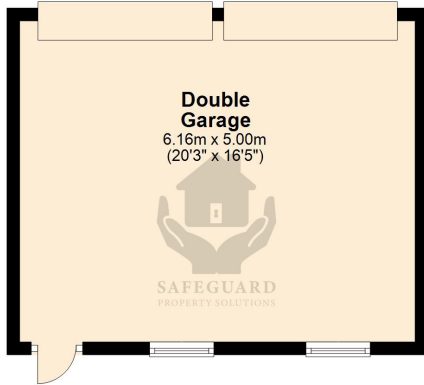
Externally the property offers a paved front driveway and a good size rear garden measuring approx 47' length which is mainly laid to lawn with bush, tree and shrub borders. The double garage is accessed from a private road at the rear and also from the garden.

The property is situated in a prime location being close to Barkingside High Street with it's shops and amenities and is only a short walk to either Fairlop OR Barkingside underground stations.

Fairlop Road is located close proximity to Ilford County High School, Caterham and King Solomon schools.

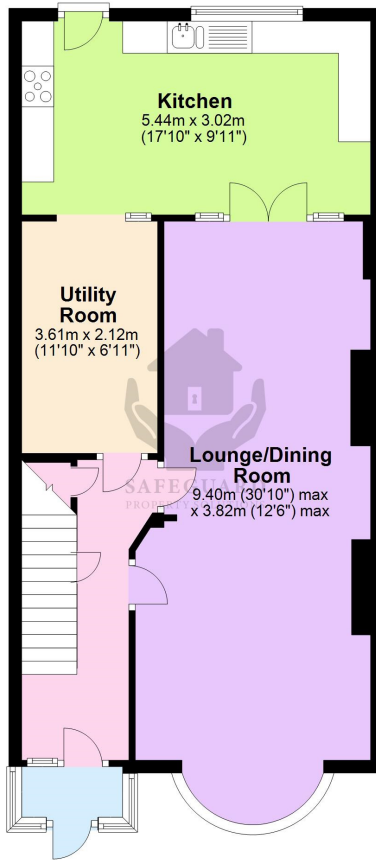
Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 30.8 sq. metres (331.5 sq. feet)



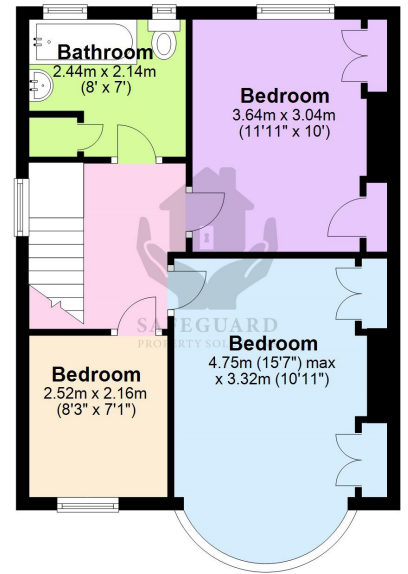
Ground Floor

Approx. 64.6 sq. metres (695.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



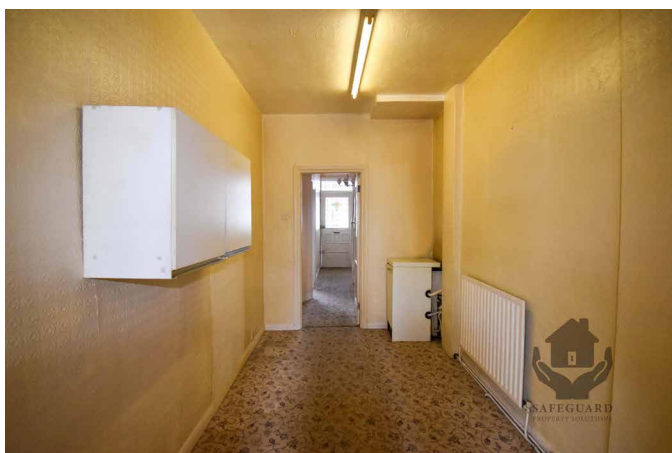
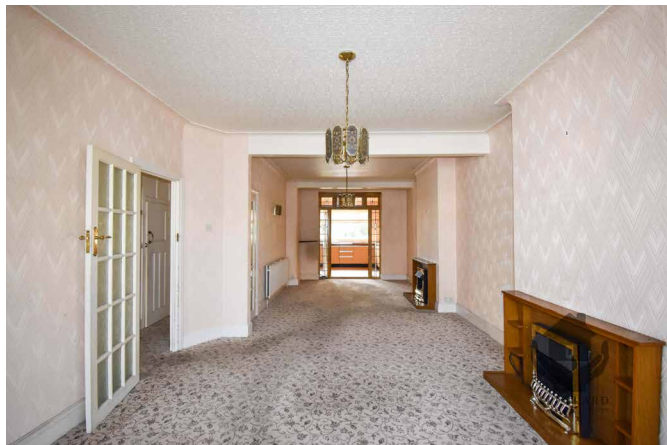
Main area: Approx. 106.8 sq. metres (1149.4 sq. feet)

Plus garages: approx. 30.8 sq. metres (331.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



The information provided in these particulars is for guidance only and should not be relied upon. These particulars do not form part of the contract. Any services, appliances and heating systems have not been checked or tested and no planning permissions or building regulations have been verified.



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