



Hatley Avenue, Barkingside, Essex

Price Range £795,000 - £825,000



MILLERS
ESTATE AGENTS

* PRICE RANGE: £795,000 - £825,000 *
 EXTENDED SEMI DETACHED HOUSE * FOUR
 BEDROOMS * TWO BATHROOMS *
 EXTENDED KITCHEN * WORK SHOP/OFFICE *
 SHORT WALK TO FULLWOOD PRIMARY
 SCHOOL * 0.4 MILES FROM BARKINGSIDE
 STATION *

Nestled on the charming Hatley Avenue in Barkingside, this impressive four-bedroom semi-detached house offers a perfect blend of space, comfort, and potential. The property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining. With two bathrooms, it caters to the needs of a growing family or those who enjoy hosting guests.

One of the standout features of this home is its potential for further extension, allowing you to tailor the space to your specific needs. The property is conveniently located just 0.4 miles from Barkingside Central Line Station, making commuting to London and beyond a breeze. Additionally, Barkingside High Street is easily accessible, offering a variety of shops, cafes, and amenities to enhance your daily life.

Families will appreciate the proximity to Fullwood Primary School, which has received an outstanding rating, ensuring a high-quality education for your children. The well-presented rear garden is a delightful outdoor space, complete with an outbuilding that can serve various purposes, whether as a home office, workshop, or additional storage.

With parking available for two vehicles, this property combines practicality with a welcoming atmosphere. This semi-detached house on Hatley Avenue is not just a home; it is an opportunity to create lasting memories in a vibrant community. Don't miss the chance to make this wonderful property your own.





GROUND FLOOR

Porch

7'9" x 3'1" (2.36m x 0.94m)

Family Room

14'6" x 7'9" (4.42m x 2.36m)

Living Room (max)

15'5" x 12'9" (4.70m x 3.91m)

Dining Room

15'4" x 12'1" (4.68m x 3.68m)

Kitchen

21'6" x 8'0" (6.55m x 2.43m)

Breakfast Room

13'2" x 7'9" max (4.01m x 2.36m max)

Cloakroom WC

4'5" x 2'6" (1.35m x 0.76m)

Utility Room (max)

8'2" x 7'8" (2.49m x 2.36m)

FIRST FLOOR

Bedroom Two (max)

16'4" x 8'9" (4.98m x 2.67m)

Bedroom Three (max)

12'4" x 11'8" (3.78m x 3.58m)

Bedroom Four

8'4" x 8'5" (2.53m x 2.57m)

Bathroom

8'9" x 8'5" (2.67m x 2.57m)

SECOND FLOOR

Bedroom One (max)

17'3" x 12'4" (5.28m x 3.78m)

Walk-in Wardrobe (max)

8'11" x 7'6" (2.74m x 2.29m)

En-suite Shower Room

7'8" x 5'5" (2.34m x 1.65m)

EXTERIOR

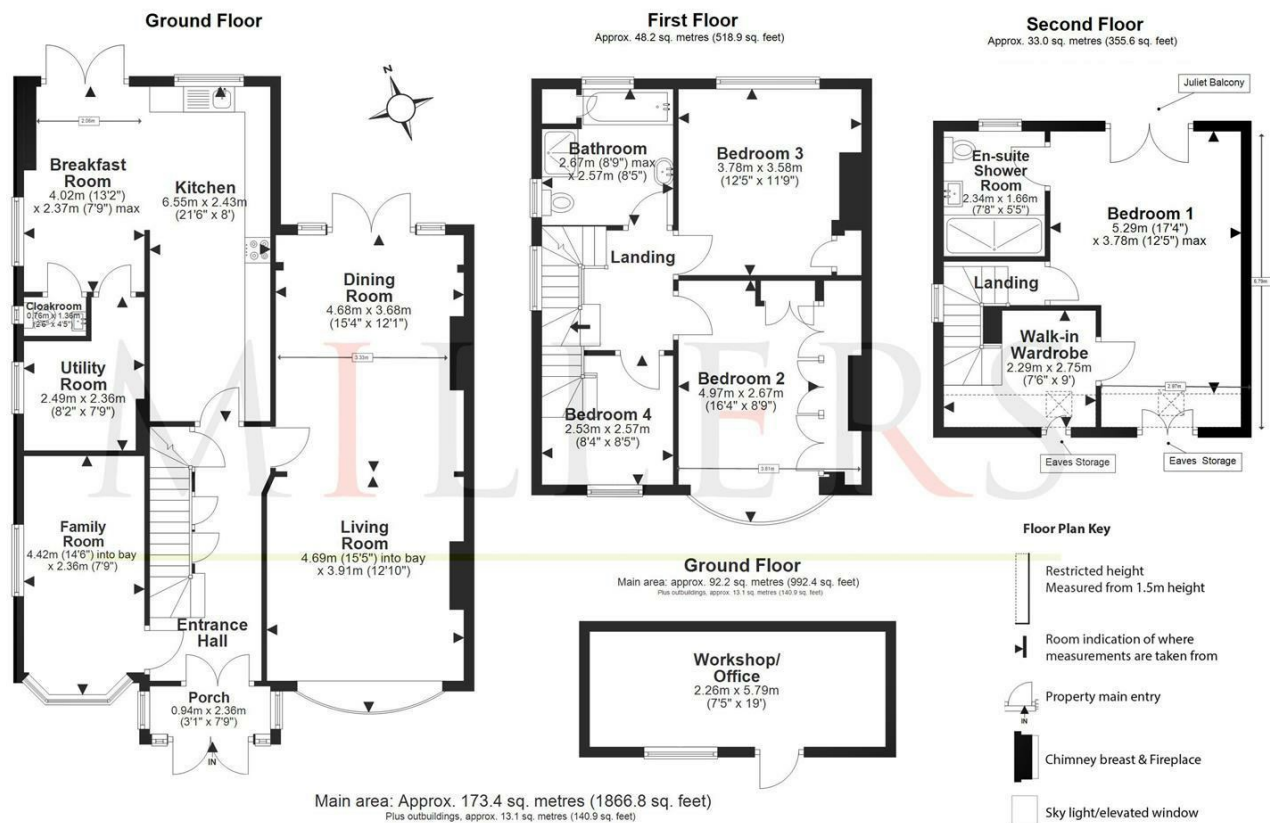
Rear Garden

56'0" x 33'7" (17.07m x 10.26m)

Workshop / Office

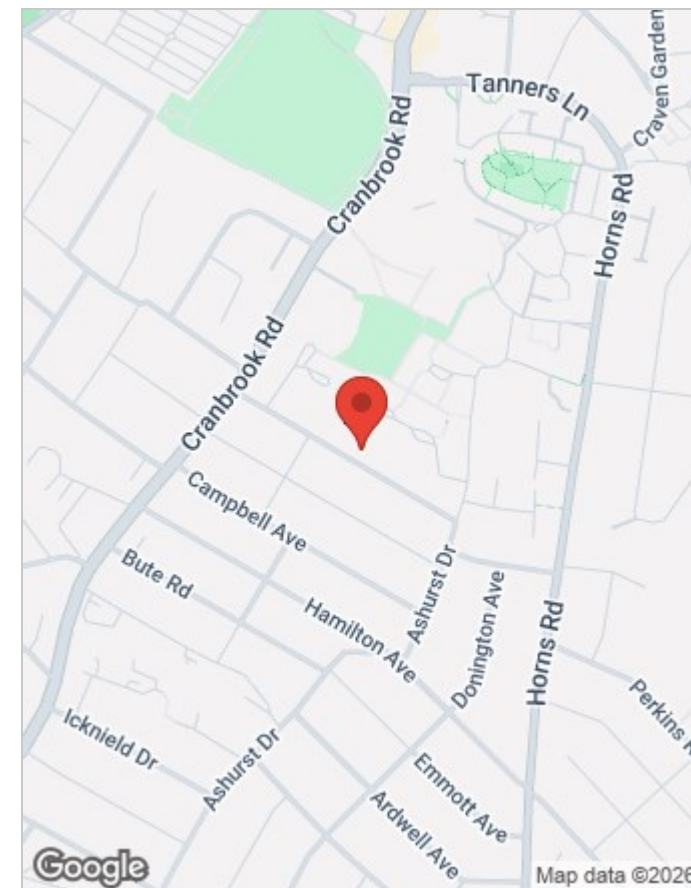
7'5" x 19'0" (2.26m x 5.79m)





Total area including outbuildings: approx. 186.5 sq metres (2007.7 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

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