



**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)

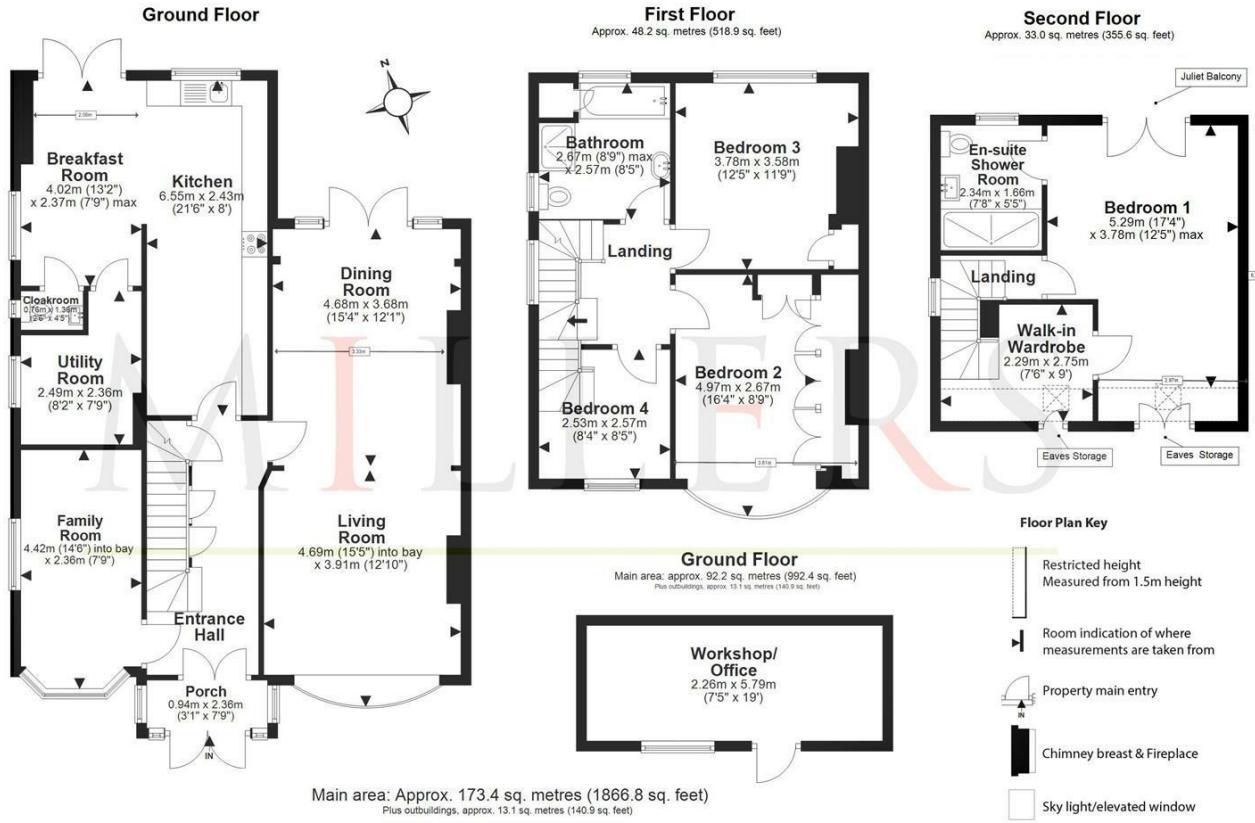
## EXTERIOR

### Rear Garden

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

### Workshop / Office

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

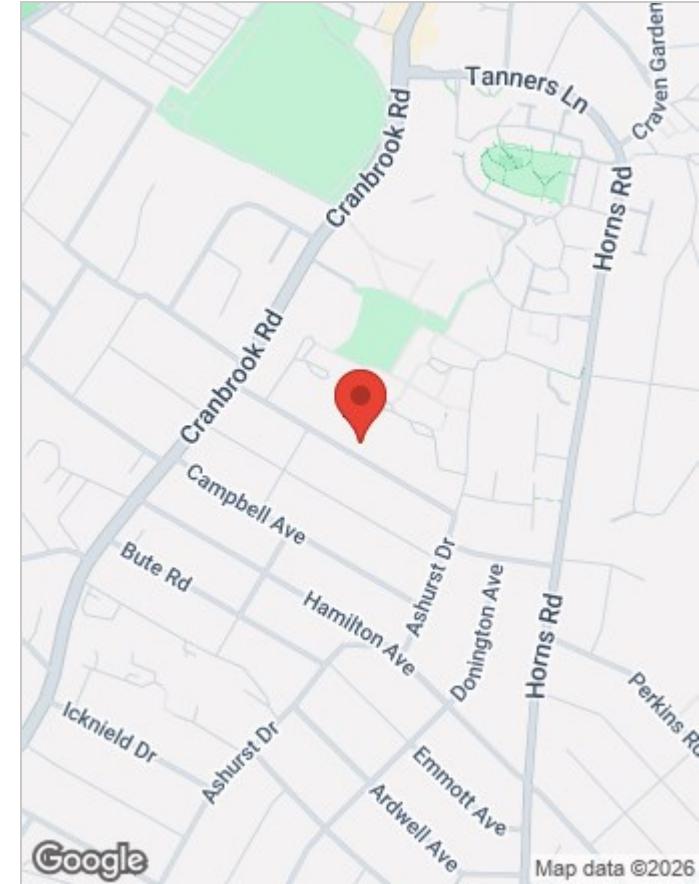


Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footprint.

## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

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