



BUTLER & STAG

Galeborough Avenue |
| IG8

Guide Price £600,000 - £625,000

This Well Presented 1930s four bedroom family home offers a good size lounge, a modern kitchen/diner, the first floor offers three good sized bedrooms and a family bathroom, and on the top floor is the master bedroom which includes an en-suite. Outside benefits from a mature rear garden.

• 1930s Built Mid Terrace House • Well Presented • Loft Conversion • 0.4m To Highams Park Station • En-Suite • Four Bedrooms

Asking Price £600,000 / Freehold



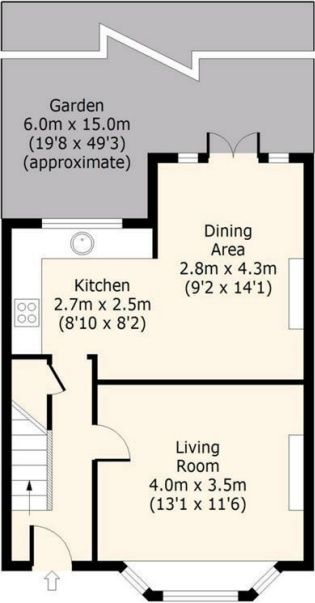


Galeborough Avenue,
IG8 9PL



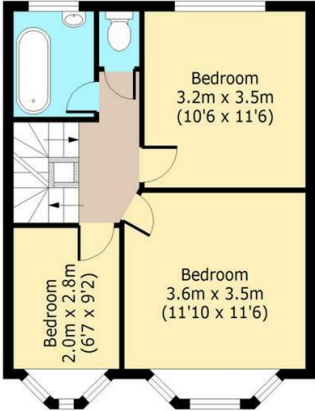
Ground Floor

Approx. 44 Sq. meters (474 Sq. feet)



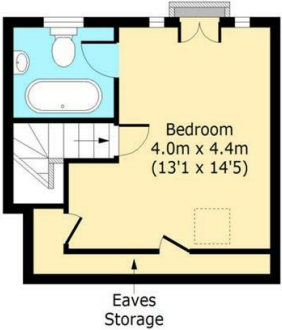
First Floor

Approx. 43 Sq. meters (463 Sq. feet)



Second Floor

Approx. 22 Sq. meters (237 Sq. feet)



Total area: approx. 109 Sq. meters (1173 Sq. feet)
For illustration purposes only - not to scale
www.londonpropertyassessments.co.uk



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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	