



BUTLER & STAG

Bentley Drive | Ilford
| IG2

An attractive, mid terraced house located in this sought after turning.

- *Mid-Terraced House • Four Bedrooms/ Two Bathrooms • Delightful Kitchen/ Diner • South West Facing Garden • Desirable Residential Turning • Off Street Parking*

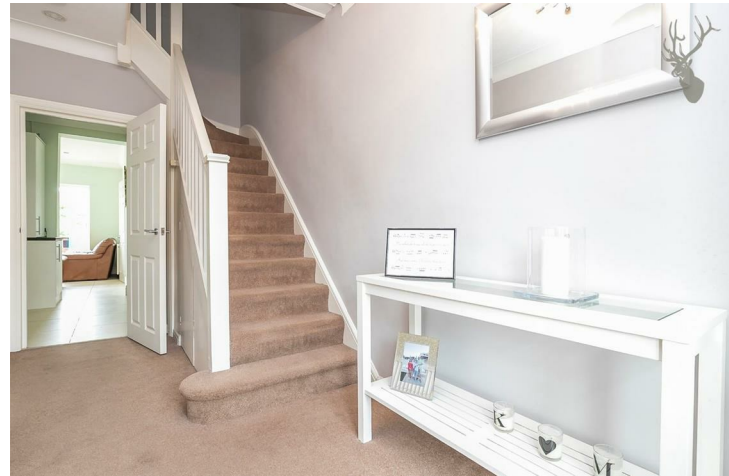
Guide Price £550,000 | Freehold

Guide price £550,000 - £575,000

Spanning close to 1700 sq ft and arranged over three floors accommodation comprises, formal bay fronted living room, smart kitchen/breakfast room with open-plan dining area, three first floor bedrooms and a family bathroom. The master-suite has a stunning en-suite shower room and forms part of a recent loft conversion on the top floor. Contemporary fittings and light interiors give the property a fresh, homely feel.

Externally, there is a hard standing driveway to the front offering off street parking and a substantial south westerly facing rear garden with walled patio and lawn measuring 68' in length.

Bentley Drive falls within a desirable enclave of turnings located within 0.25 miles of Barkingside, Newbury Park and Gants Hill central line stations which offer immediate access into the City and West End as well Canary Wharf. Local shopping facilities, bus services and popular local primary and secondary schools are also close by.



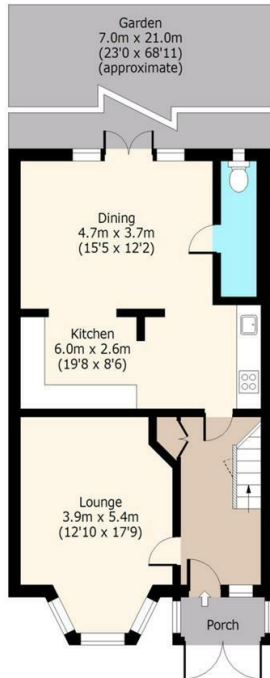


Bentley Drive



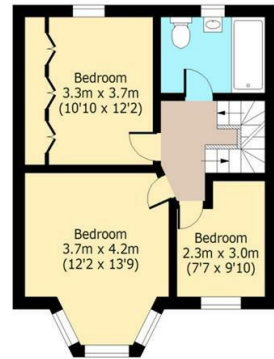
Ground Floor

Approx. 65 Sq. meters (698 Sq. feet)



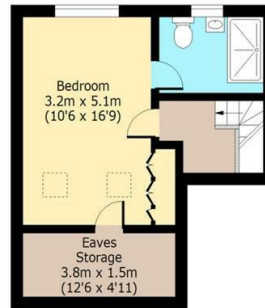
First Floor

Approx. 44 Sq. meters (477 Sq. feet)



Second Floor

Approx. 34 Sq. meters (371 Sq. feet)



Total area(Including Eaves Storage): approx. 143 Sq. meters (1546 Sq. feet)
 Total area(Excluding Eaves Storage): approx. 137 Sq. meters (1481 Sq. feet)
 For illustration purposes only - not to scale
 www.jpaplus.com



BUTLER & STAG

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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		52	76
England & Wales		EU Directive 2002/91/EC	