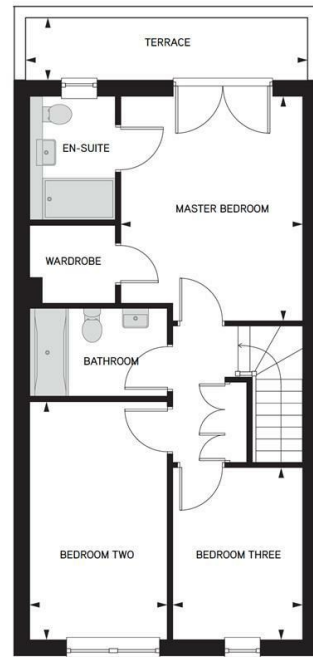


Ground Floor

LOUNGE	5260	x	4880
KITCHEN/DINING	6775	x	2925



First Floor

MASTER BEDROOM	4345	x	3525
BEDROOM TWO	4585	x	2665
BEDROOM THREE	3320	x	2525
TERRACE	5390	x	1200

Lounge  
13'9" x 11'2"  
 Kitchen/Dining  
22'4" x 20'2"  
 Master Bedroom  
14'3" x 11'6"  
 Bedroom Two  
15'0" x 8'8"  
 Bedroom Three  
10'10" x 8'3"  
 Terrace  
17'8" x 3'11"



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	



## HORNS ROAD, BARKINGSIDE

Guide Price £660,000 Freehold  
 3 Bed House



### Features:

- Stunning boutique development of six contemporary houses
- Three bedroom mid terrace house
- Meticulously designed with a high specification throughout
- Turfed rear garden
- First floor terrace
- Off street parking
- 0.3 miles to Barkingside tube station (Central Line)
- 10 year build warranty

House Two. This high spec three bedroom house is one of just three mid terrace homes in this high spec new build development. The property comes with its own front and rear gardens and an off-street parking space, and is located a mere five minute walk from Barkingside tube station, which has Central Line trains to the City and West End, and ten min from the wide range of shops and services on the high street.

**E11, E7, E12 & E15**  
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**E18 & IG8**  
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**E8, E9, E5, N16, E3 & E2**  
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 0208 520 3077

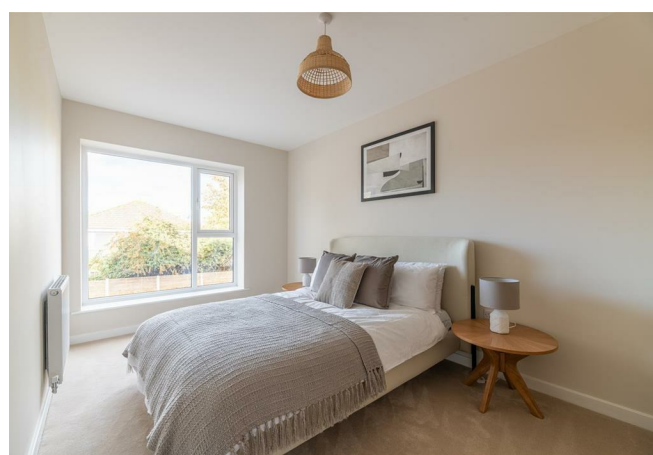
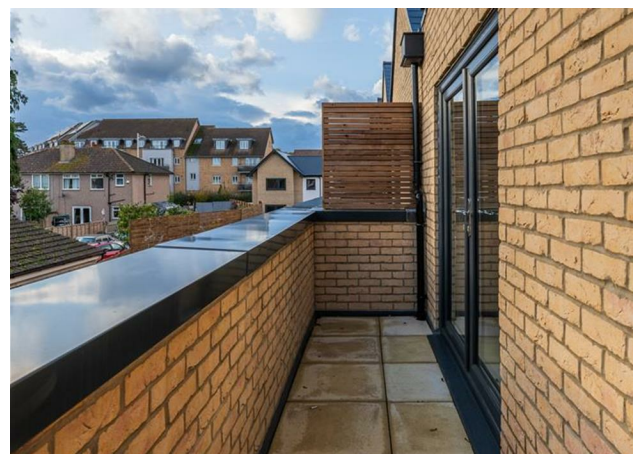
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There are just three mid terrace properties in this boutique development of six houses. Each has 1,262 square foot of internal living space and an attractive modern design that features a stunning first floor terrace that forms part of the main bedroom suite. The considered layout of the property is ideally suited to modern living, with generous room sizes and great flow.

The ground floor is mainly open plan, with a huge main living space that comprises a large lounge and a spacious open kitchen/diner. Accessed via double doors from the wide entrance hallway, the dining area sits under a four-panel front window that provides lovely natural light. The adjacent galley kitchen designed with both form and function to the forefront, and is an efficient and stylish space that combines cutting-edge design with practicality and is well-equipped, with fitted wall and floor cabinets housing discreet integrated appliances. Full height glazed bifold doors open onto the paved garden terrace, providing a continuous indoor/outdoor space that's excellent for relaxing and entertaining.

The ground floor is also home to a WC and two full height built-in storage cupboards.

Upstairs there's a main bedroom suite, two further double bedrooms, and a bathroom. The main bedroom suite is a fabulous space that comprises a large square bedroom with a walk-in dressing room, a luxurious en suite shower room, and a 70 sq ft first floor terrace that overlooks the rear garden. This is accessed directly from the bedroom via double doors. The second bedroom, also a double, is conveniently adjacent to the main bathroom. The third bedroom can accommodate a double bed and is ideally suited for use as a child's or guest room, or as a workspace.

Outside, the off-street parking space is located adjacent to the attractive planted bed in the landscaped front garden, and the rear garden is a secluded space with a large paved terrace and a turfed lawn.



#### WHAT ELSE?

- It's a mere five minute walk to Barkingside station. this is on the Central Line, with fast direct journeys to the East London shopping, leisure and transport hub at Stratford (18 minutes) as well as the City (Liverpool Street 27 minutes), the west end (Oxford Circus 37 minutes) and beyond.
- There's a wide range of local shops and amenities along the high street, a ten minute walk from your door.
- The nearby Fairlop Waters Country Park has a network of accessible pathways and range of facilities including a 38 acre watersports and fishing lake, a golf course, and a waterside bar and restaurant. There's also a large climbing facility and a play area for young children.

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