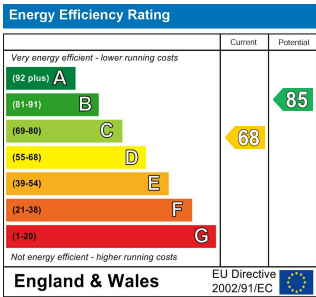




Total Area (Excluding Garage): 110.6 m² ... 1191 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## BURFORD CLOSE, ILFORD

### Offers In Excess Of £450,000 Freehold 3 Bed House



#### Features:

- Three Bedroom House
- Two Bathrooms
- Front & South West Facing Rear Garden
- Detached Garage/ Storage Room
- Close to Local Shops & Amenities
- Walking Distance to Barkingside Central Line Station
- Fullwood Primary School Nearby
- Ground Floor Extension

This bright and spacious three-bedroom home is situated in a lovely spot close to the edge of Fairlop Waters Country Park, with easy access to Barkingside station, which is served by the Central line. There are plenty of local amenities, too, including schools, making this a fantastic area to lay down roots.

As for the property, as well as boasting two receptions and two bathrooms, it benefits from having a front and south-west facing rear garden, as well as a detached garage and storage room.

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#### IF YOU LIVED HERE...

You'll instantly love the layout of your ground floor - from the spacious porch at the front, to the extension at the rear, with the large reception and adjoining kitchen in between. It's all bursting with natural light, which showcases the smart decor. The neutral tones mean it'll be easy to add your own personality, too.

There's plenty of space for dining, so you can enjoy hosting as soon as you've unpacked. The ground floor bathroom, with walk-in shower, will be extra convenient.

On the first floor, the three bedrooms are nicely balanced - and two have in-built storage, as does the landing and hallway. The family bathroom is smart and modern, as you'd expect.

You'll really appreciate having a garden at the front and rear, especially as the latter is south-west facing. It really is a charming space, with beds at the edge, a central lawn and handy shed. The detached garage will as convenient as the shed when it comes to storage.

Beyond, the area has a lovely community, with plenty of greenery and many amenities, making it a fantastic area to settle down.

#### WHAT ELSE?

- Parents will be delighted to find out that there are some great schools nearby, including Fullwood Primary School nearby, making it a great location for young families.?- You're just near the edge of Fairlop Waters Country Park, the largest country park and leisure facility in Redbridge. It's packed with trails and even has a Outdoor Activity Centre.  
- Your nearest station is Barkingside, where the Central line heads into Liverpool Street in around 28 mins.



#### A WORD FROM THE OWNER...

"We moved in 2000 July and always had a peaceful life here. Because we have the garages in the front of the house - our children we safe when they were playing in the front garden. All the amenities are just walkable distance. What else can you ask for.? And the primary school is in Burford close itself!"

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**Reception**

11'8" x 27'5"

**Kitchen**

8'9" x 10'2"

**Reception**

12'4" x 7'7"

**Porch**

17'0" x 3'9"

**Bedroom**

11'9" x 13'7"

**Bedroom**

8'9" x 13'9"

**Bedroom**

8'10" x 9'4"

**Bathroom**

8'7" x 5'5"

**Garage**

7'10" x 20'2"

**Front Garden**

17'10" x 14'7"

**Rear Garden**

34'5" x 18'6"



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