

3 Bed Terraced In Baron Gardens , Ilford, IG6 1NZ

£565,000





## SHORT DESCRIPTION

Ref-16501 Welcome to this well-presented 3-bedroom family home located in the desirable area of Baron Gardens, Ilford, IG6 . The property offers a spacious and comfortable living environment, featuring three good-sized bedrooms, a bright and airy living room, and a fully fitted kitchen ideal for modern family living. This charming home benefits from private off-street parking to the front, providing convenient and secure parking. To the rear, you will find a fully enclosed garden with a lovely patio area, perfect for outdoor dining, entertaining guests, or relaxing with family. Additional features include central heating throughout, double glazing, and a peaceful residential setting close to local amenities, schools, and transport links. An ideal property for families or professionals seeking comfort, space, and convenience in a sought-after location. The Central Line station is approximately a 12-minute walk away. A variety of local amenities, including a Tesco supermarket and a nearby park, are also within a 10-minute walking distance. Fairlop Waters Country Park and boating lake, offering a range of inflatable and outdoor activities, is conveniently located nearby. Ilford County High School, a highly regarded selective grammar school, is also within walking distance. Property Type: Terraced Full selling price: £565000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: D EPC rating: D Measurement:1098 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Private, On street Heating Type: Central Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 102.0 sq.m. (1,098 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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