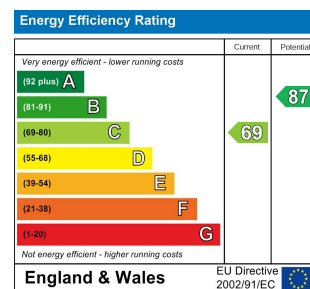
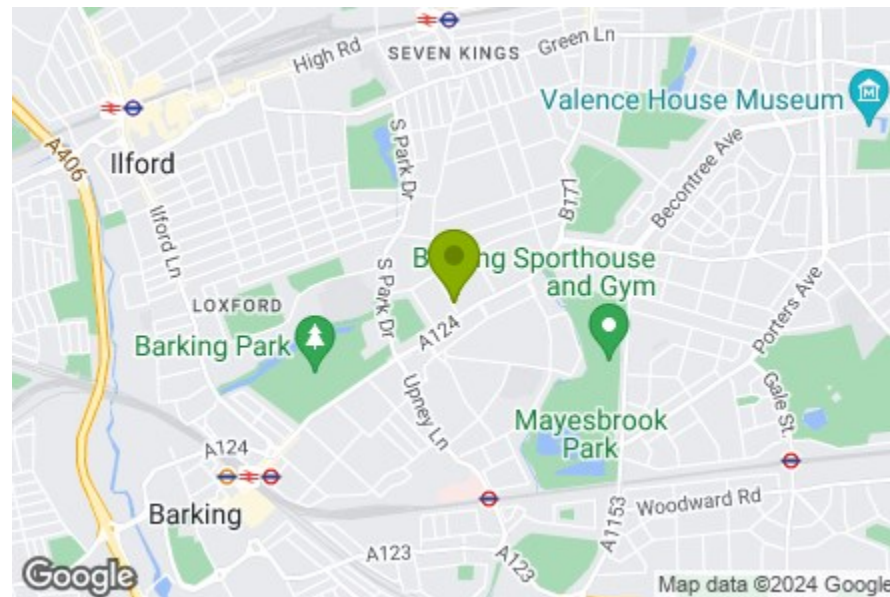


Total Area: 90.6 m² ... 976 ft²
All measurements are approximate and for display purposes only.

- Reception
27'2" x 12'9"
- Kitchen
8'7" x 7'9"
- Bedroom 1
14'9" x 11'5"
- Bedroom 2
8'1" x 7'5"
- Bedroom 3
12'1" x 10'5"
- Bathroom
8'4" x 5'9"
- Landing
9'8" x 8'4"
- Garden
75'5"



MEADWAY, ILFORD

Offers In Excess Of £535,000 Freehold 3 Bed House



Features:

- Three Bedroom Freehold House
- Large Rear Garden
- Off Street Parking
- Modern Kitchen and Bathroom
- Chain Free
- Plenty of Scope to Extend (STPP)
- A Short Walk to Barking Park

A handsome and substantial three bedroom, 1930s family terrace, with the broad bow windows of the period and a truly huge private garden to the rear. Finished in sleek, classic style throughout, you also have a wealth of open green space within easy reach.

Your rear garden is well over fifty feet in length, with a substantial raised patio descending to a split level expanse of lawn, home to mature greenery and raised beds, all flanked by timber fencing. Thanks to the sheer scale of the space, it's all barely overlooked.

E11, E7, E12 & E15
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E4 & N17
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E17 & E10
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0203 397 2222



IF YOU LIVED HERE...

You'll be welcoming friends and family into your expansive twenty seven foot deep, dual aspect through lounge. Natural light floods in from the bow window at the front and patio doors to the rear. In between, rich dark hardwood runs underfoot, you have twin ceiling roses overhead and it's all artfully divided by an archway. Ornate original mouldings adorn the wall, and there's also a classic dado rail.

Next door your kitchen's decked out in a handsome suite of glossy white cabinets top and bottom, with chunky dark worktops and extra large letterbox splashbacks in between. Upstairs, your bow-windowed principal bedroom to the front is a generous 165 square feet and home to an elegant suite of integrated storage. There's plenty more storage in your similarly sized second double to the rear, while bedroom three is a generous single. Finally your bathrooms a sleek, modern affair with a rainfall shower over the L-shaped tub.

Outside and Barking Park is just a third of a mile from your new front door, a Victorian public space of seventy five acres, dating back to 1896, here you'll find playgrounds, cafes, a skatepark, tennis courts, a boating lake and splash park. Great for family and fitness time alike. Barking station is just the other end of the park, a twenty minute stroll or seven minute bike ride away for the Overground, District and Hammersmith & City lines.

WHAT ELSE?

- Parents will be pleased to find seventeen primary/secondary schools rated 'Outstanding' or 'Good' by Ofsted, all within an easy twenty minute stroll. The 'Outstanding' Loxford school, Covering primary to sixth form, is just a half mile on foot.
- You have a driveway with space for two cars, and drivers can be on the North Circular in just ten minutes.
- With your loft so far unexplored, you have potential here to perhaps follow in your neighbours' footsteps and add your own whole new storey (subject to the usual permissions).



A WORD FROM THE OWNER...

"Meadway is a wonderful place to live, and we have thoroughly enjoyed our time there. This is a beautiful house with a large garden in a warm & friendly neighbourhood. Good potential to extend (STPP)."

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