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EST 1976

25 Bute Road
Barkingside, Essex IG6 1AF
£2,750 Per month

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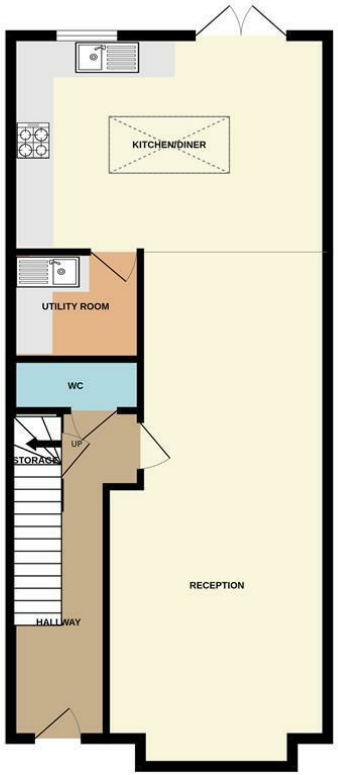
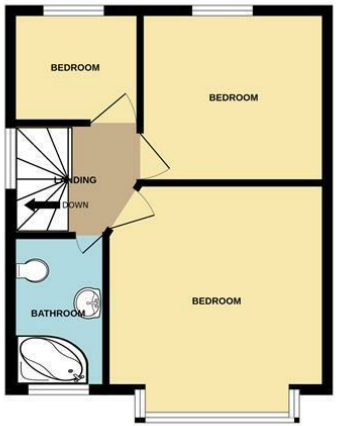
25 Bute Road, Barkingside, Essex IG6 1AF

A beautifully presented and recently refurbished four bedroom, two bathroom semi-detached home, tucked away on a quiet residential turning in the heart of Barkingside. The accommodation flows from a bright and generous through lounge into a superb extended kitchen/diner, fitted with contemporary handleless units, integrated appliances and a breakfast bar, and flooded with light from twin roof lanterns and French doors opening directly onto the garden. A separate utility room and ground floor cloakroom add the practicality that a busy family needs, while upstairs there are three well proportioned bedrooms served by a modern family bathroom, with the fourth bedroom and a stylish shower room occupying the top floor. Outside, the property offers a good sized lawned rear garden and off street parking to the front. Bute Road is ideally placed for Barkingside High Street with its shops, supermarkets and cafés, along with Fullwell Cross Library and Leisure Centre, while Fairlop Waters Country Park and golf course are close by for weekends. The area is served by a strong choice of primary and secondary schools, including Mossford Green and Coppice Primary, Ilford County High and Woodbridge High. Barkingside Underground station (Central line, Zone 4) is within easy walking distance, offering direct services into the City and West End, with Fairlop and Newbury Park also nearby and quick access to the A12 and M11.

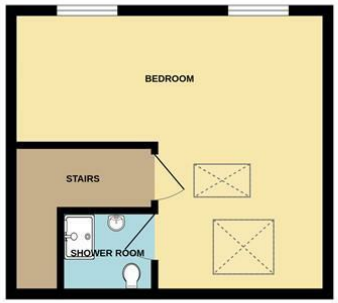
GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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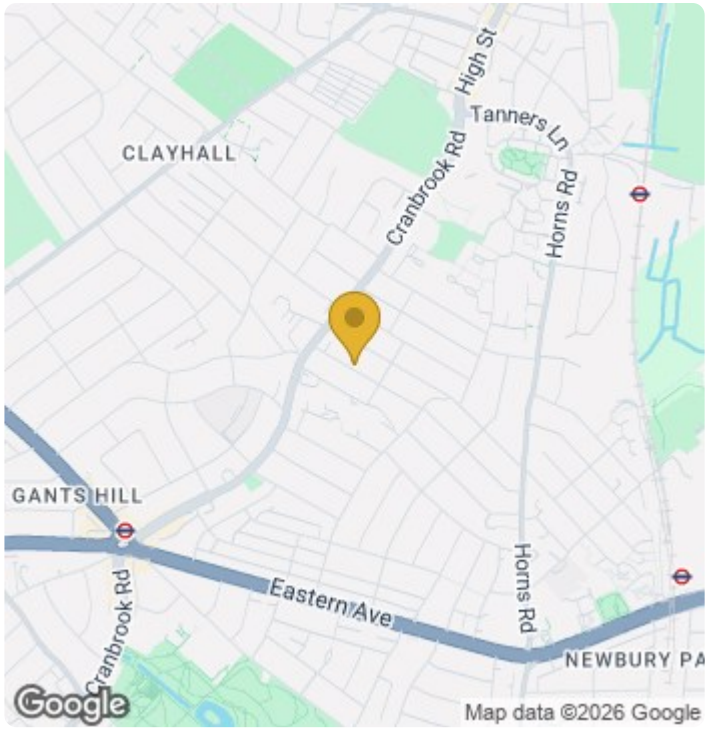

Energy Efficiency Rating

	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