



Greenleaf Drive, Ilford, IG6 1LH

Guide Price £625,000

- Three Bedroom End Of Terraced House
- Kitchen/Breakfast Room
- Family Bathroom With Separate Shower
- Off Street Parking For Two Cars & Landscaped Rear Garden
- Two Large Reception Rooms
- Option To Extend Subject To Planning
- External Insulation and Alarm System
- Close To Local Amenities, School Catchments and Central Line Station

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Nestled in the charming neighbourhood of Greenleaf Drive, Barkingside, this delightful end-terrace house offers a perfect blend of comfort and convenience. Built in the 1930s, the property boasts a generous living space of 1,381 square feet, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and inviting, allowing for a seamless flow between the living areas. The kitchen/breakfast room offers ample storage integrated appliances, breakfast bar and functional well-suited for daily culinary activities.

Three well-proportioned bedrooms, ensure that there is plenty of room for family members or guests. The property includes a well-appointed bathroom with separate shower designed to cater to the needs of modern living. The rear garden boasts mature shrubs, lawn and two large patios for the summer alfresco dining evenings.

One of the standout features of this home is the parking space available for two vehicles with additional gated shared space, a rare find in this area, offering both convenience and peace of mind.

Located in Ilford, this property benefits from excellent transport links and local amenities, making it a desirable location for families and professionals alike. With its charming character and practical features, this end-terrace house on Greenleaf Drive is a wonderful opportunity for those seeking a comfortable and spacious home in a vibrant community.



Council Tax Band: E



Family Room
4.83 x 4.26 (15'10" x 13'11")

Lounge/Dining Room
8.33 x 3.65 (27'3" x 11'11")

Kitchen/Breakfast Room
5.61 x 2.67 (18'4" x 8'9")

Hall

WC

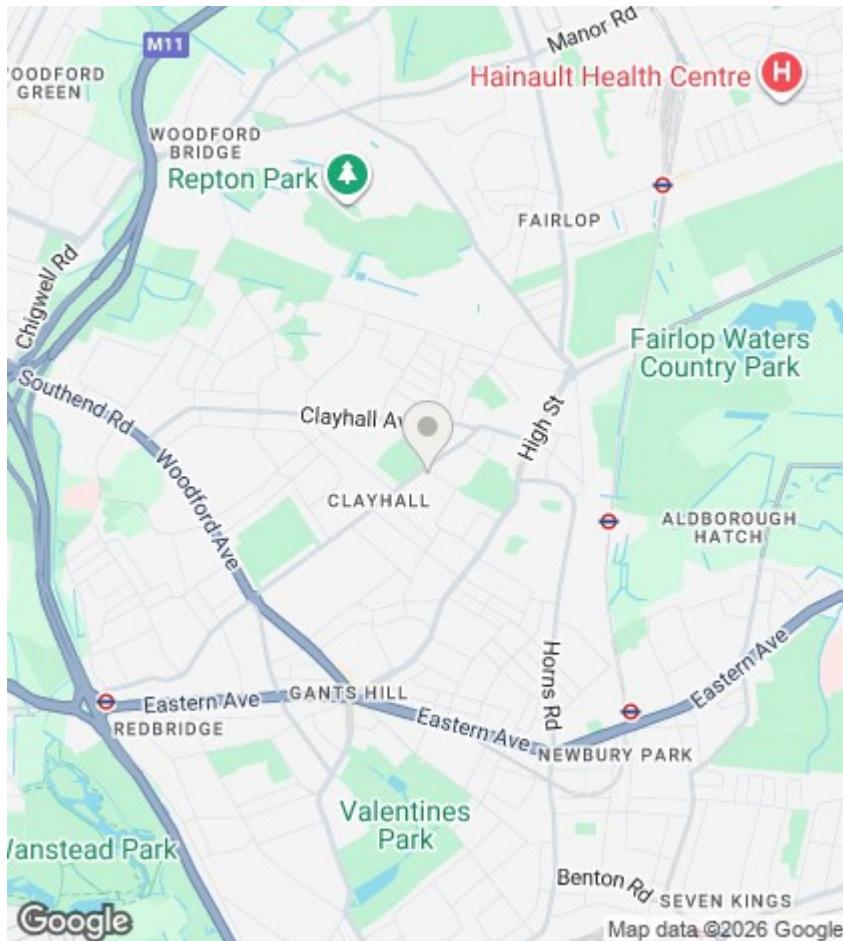
Bedroom One
4.83 x 3.36 (15'10" x 11'0")

Bedroom Two
3.98 x 3.52 (13'0" x 11'6")

Bedroom Three
2.65 x 2.30 (8'8" x 7'6")

Bathroom
2.66 x 2.03 (8'8" x 6'7")

Garden
17.01 x 7.50 (55'9" x 24'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	69
(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

EPC Rating

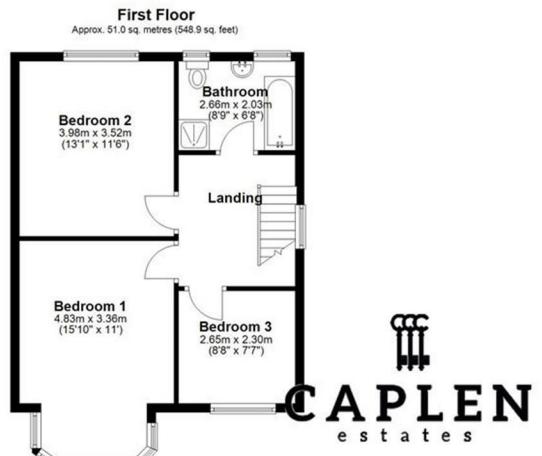
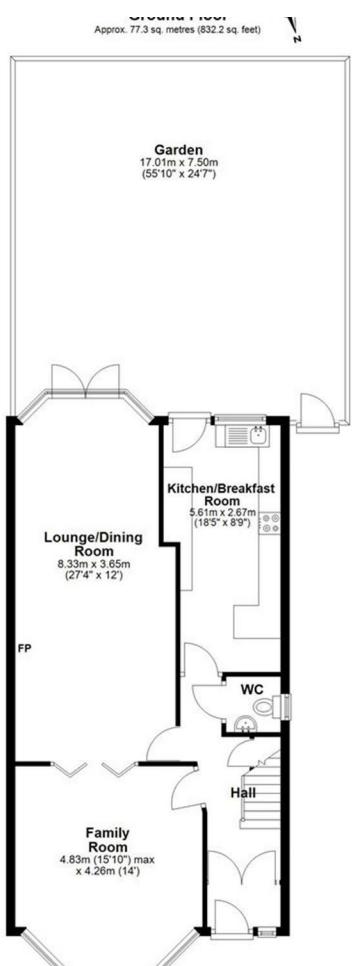
C

Council Tax Band

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Viewings

Viewings by appointment only.
Call 0203 937 7733 to make an appointment.



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