



Price

£850,000

Freehold

4x  4x  2x 

**Hamilton Avenue, Ilford,
Essex, IG6**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Large, detached family home
- Close to Newbury Park station
- Chain free
- Excellent schools: Fullwood and Newbury Park Primary, Oaks Park Secondary School
- Front and rear garden

Accommodation

GROUND FLOOR

- Porch
- Entrance hall
- Lounge : 16'7 x 12'10 (5.06m x 3.91m)
- Family room : 24'0 x 16'2 (7.32m x 4.93m)
- Kitchen / Diner: 23'1 x 15'8 (7.04m x 4.78m)
- Conservatory : 11'11 x 8'4 (3.63m x 2.54m)
- Cloak room

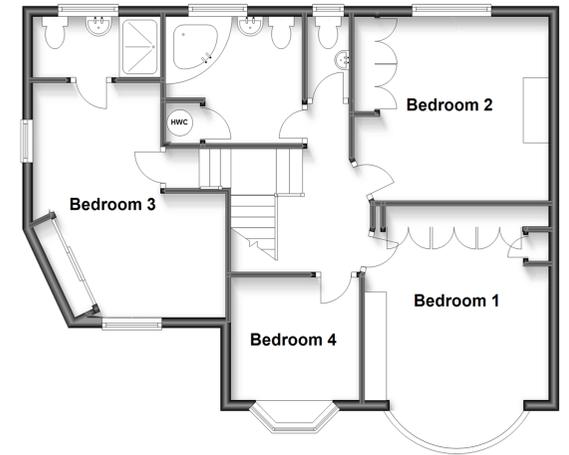
FIRST FLOOR

- Landing
- Bedroom 1: 15'0 x 12'0 (4.58m x 3.66m)
- Bedroom 2: 13'5 x 12'5 (4.09m x 3.79m)
- Bedroom 3: 12'5 x 12'5 (3.79m x 3.79m)
- Bedroom 4: 9'9 x 8'0 (2.97m x 2.44m)
- Bathroom : 9'1 x 8'5 (2.77m x 2.57m)

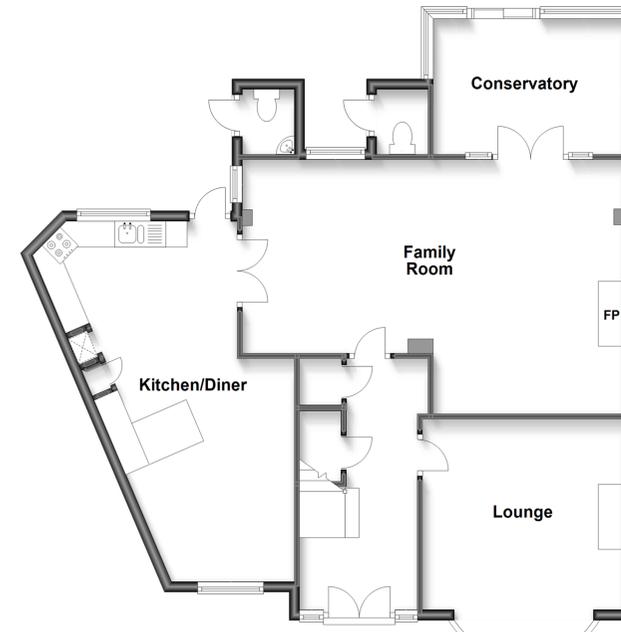
OUTSIDE

- Rear garden

First Floor
Approx. 68.1 sq. metres (733.5 sq. feet)



Ground Floor
Approx. 86.9 sq. metres (935.6 sq. feet)



Call Barkingside - 020 8551 4025 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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