



Price
£700,000

Freehold

4x  3x  1x 

**Campbell Avenue,
Ilford, Essex, IG6**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Spacious extended 4-bedroom house
- Potential to extend further
- Local amenities – close to high street
- Walking distance to both Barkingside
- And Gants Hill Central Line Station
- Fullwell primary and Oaks Park School catchment

Accommodation

GROUND FLOOR

Porch
Entrance hall
Lounge/dining area : 32'6 x 12'10 (9.91m x 3.91m)
Kitchen/sitting area : 21'10 x 8'4 (6.66m x 2.54m)

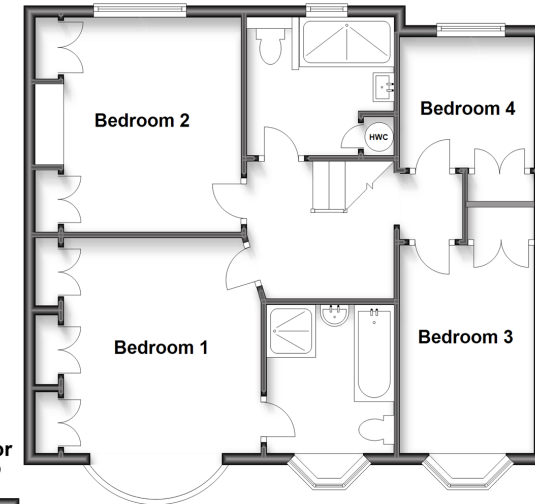
LANDING

Bedroom 1 : 16'0 x 11'11 (4.88m x 3.63m)
Bedroom 2 : 11'11 x 11'10 (3.63m x 3.61m)
Bedroom 3 : 11'11 x 7'11 (3.63m x 2.41m)
Bedroom 4 : 8'3 x 7'10 (2.52m x 2.39m)
Bathroom 1
Bathroom 2

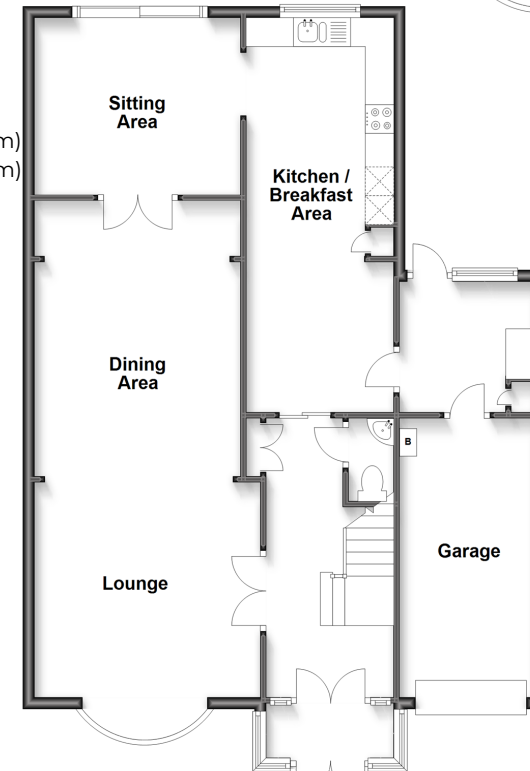
OUTSIDE

Rear garden
Off street parking
Garage

Split Level First Floor
Approx. 66.0 sq. metres (710.9 sq. feet)



Split Level Ground Floor
Approx. 94.8 sq. metres (1020.5 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
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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