



Price

£700,000

Freehold

4x  3x  1x 

Campbell Avenue,  
Ilford, Essex, IG6



## 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)

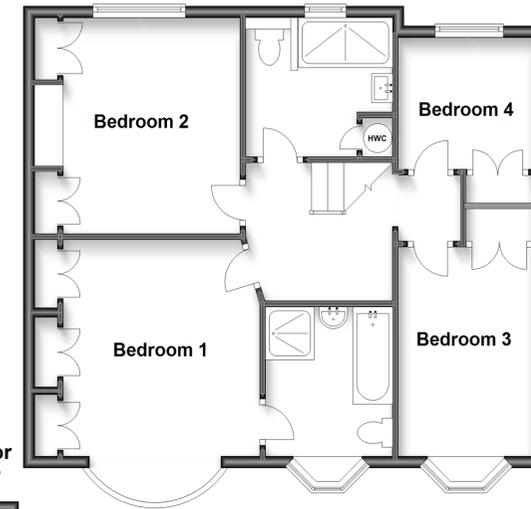
### LANDING

- 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

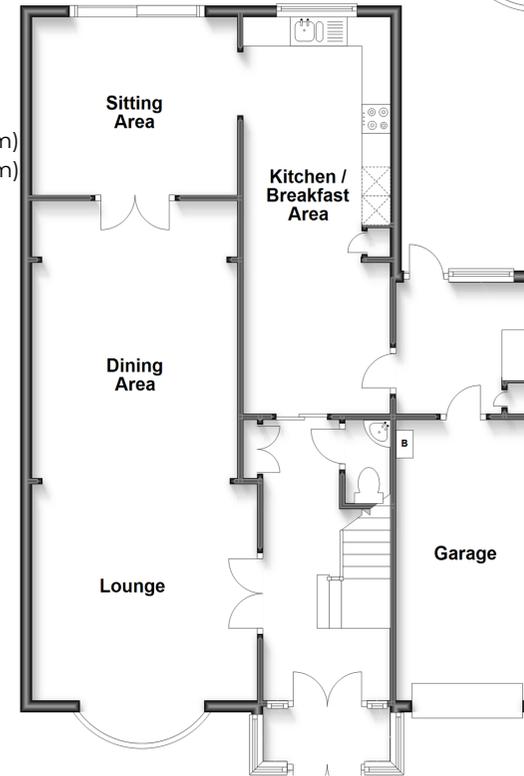
### OUTSIDE

- 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)



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- 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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