



Tollesbury Gardens Ilford, IG6 1PA

Edward Chase proudly presents this stunning 4-bedroom, 2-bathroom house in the highly sought-after area of Barkingside, IG6. Situated within walking distance to Barkingside High Street, this property offers convenience, size, and an ideal location for a professional family. With proximity to excellent schools and amenities, this house is a perfect blend of comfort and accessibility. This property has several key features such as: **Gas Central Heating:** Enjoy a cozy and energy-efficient home with the benefit of gas central heating. Stay warm during the colder months without compromising on comfort. **Double Glazed Windows:** Experience enhanced insulation and noise reduction with double glazed windows. These windows not only contribute to energy efficiency but also provide a quiet and peaceful living environment. **4x Spacious Bedrooms:** This property boasts four generously sized bedrooms, offering ample space for family members or guests. Each room is

- This Property is A Large Semi Detached 4 Bedroom with A Large Garage
- Property Has Ample Storage & A Driveway Parking
- 4 Spacious Bedrooms Make This Home Great For Growing Families
- 2 Bathroom With One Bedroom Having its Own En-Suite & A Ground Floor W/C
- Large Through Lounge Spacious Enough For A Drawing Section & Dinning Area
- Rear Garden With Side Entrance

Monthly Rental Of £2,499

Tollesbury Gardens

Iford, IG6 1PA

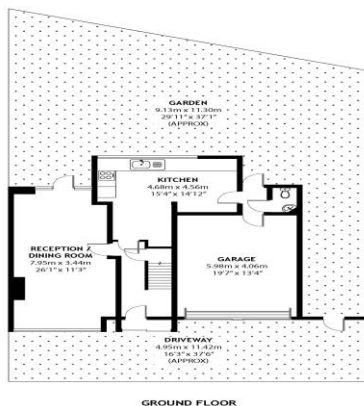
Monthly Rental Of £2,499

Edward Chase proudly presents this stunning 4-bedroom, 2-bathroom house in the highly sought-after area of Barkingside, IG6. Situated within walking distance to Barkingside High Street, this property offers convenience, size, and an ideal location for a professional family. With proximity to excellent schools and amenities, this house is a perfect blend of comfort and accessibility. This property has several key features such as: Gas Central Heating: Enjoy a cozy and energy-efficient home with the benefit of gas central heating. Stay warm during the colder months without compromising on comfort. Double Glazed Windows: Experience enhanced insulation and noise reduction with double glazed windows. These windows not only contribute to energy efficiency but also provide a quiet and peaceful living environment. 4x Spacious Bedrooms: This property boasts four generously sized bedrooms, offering ample space for family members or guests. Each room is designed to provide comfort and privacy. Part Furnished: The house

comes partially furnished, providing a blend of style and functionality. Move in with ease and add your personal touch to make it truly feel like home. 2x Bathrooms: Benefit from the convenience of two bathrooms, ensuring that morning routines and busy schedules run smoothly. Additional Ground Floor W/C: A valuable addition for guests and daily convenience, the ground floor features an extra W/C, reducing congestion during peak times and enhancing the overall functionality of the home. Large Garage for Storage: Take advantage of the sizable garage space, perfect for storage or even creating a workshop area. Driveway Parking: Enjoy the convenience of private driveway parking, ensuring that you and your guests always have a secure and easily accessible place to park. Walking Distance to Barkingside & Fairlop Station: Save time on commuting with the convenience of being within



TOLLESBURY GARDENS IG6
Approximate Gross Internal Area
143.41m² / 1543.65sq^{ft}



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.