



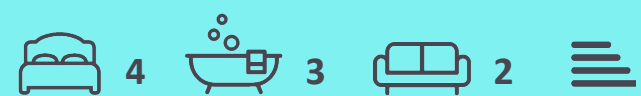
BOWDEN
BRADLEY



81 Ardwell Avenue

, Barkingside, IG6 1AP

Guide price £675,000



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A beautifully presented 4-bedroom end-terrace home with three bathrooms, two reception rooms, a bright rear extension and off-street parking, ideally located for Outstanding schools and excellent Central Line links.

Set on the sought-after Ardwell Avenue, this impressive property offers generous space throughout, perfect for growing families. The end-of-terrace position provides added privacy, a wider plot and convenient side access, with genuine potential for a future side extension (STPP).

Inside, the home features two inviting reception rooms and a spacious extended kitchen/diner filled with natural light, creating an ideal space for daily family life and entertaining. The property offers four well-proportioned bedrooms and three modern bathrooms, ensuring comfort and practicality for busy households.

Outside, the large rear garden provides excellent space for children, outdoor dining or gardening, while off-street parking adds everyday convenience and future EV charging potential.

This home is exceptionally well placed for highly rated schools. Gearies Primary School (Ofsted Outstanding, 0.2 miles) and Fullwood Primary School (Outstanding, 0.5 miles) are both within short walking distance, making this one of Barkingside's most desirable catchments. Secondary options include Ilford County High School (Grammar) and Valentines High School.

Commuters benefit from being a short walk to Newbury Park Station (Central Line), providing direct access to Stratford, Liverpool Street and the West End. Excellent bus links, the A12 and A406 also offer quick connections across London.

Barkingside High Street, Fairlop Waters Country Park, Fullwell Cross Leisure Centre, supermarkets and popular cafés are all close by, offering a strong community feel and a great lifestyle.

A rare opportunity to secure a spacious family home with superb location, excellent schools and future potential. Viewing highly recommended.

Front

Hallway

Living Room
15'5" x 12'2" (4.7 x 3.73)

Dining Room
11'8" x 10'5" (3.56 x 3.2)

Kitchen
7'6" x 18'0" (2.29 x 5.51)

Shower Room
2'10" x 7'6" (0.87 x 2.29)

Garage
16'0" x 6'7" (4.9 x 2.01)





Landing

Bedroom
15'7" x 11'8" (4.77 x 3.56)

Bedroom
12'4" x 11'1" (3.78 x 3.38)

Bedroom
10'8" x 5'10" (3.26 x 1.8)

Shower Room
5'8" x 6'5" (1.73 x 1.98)



Landing

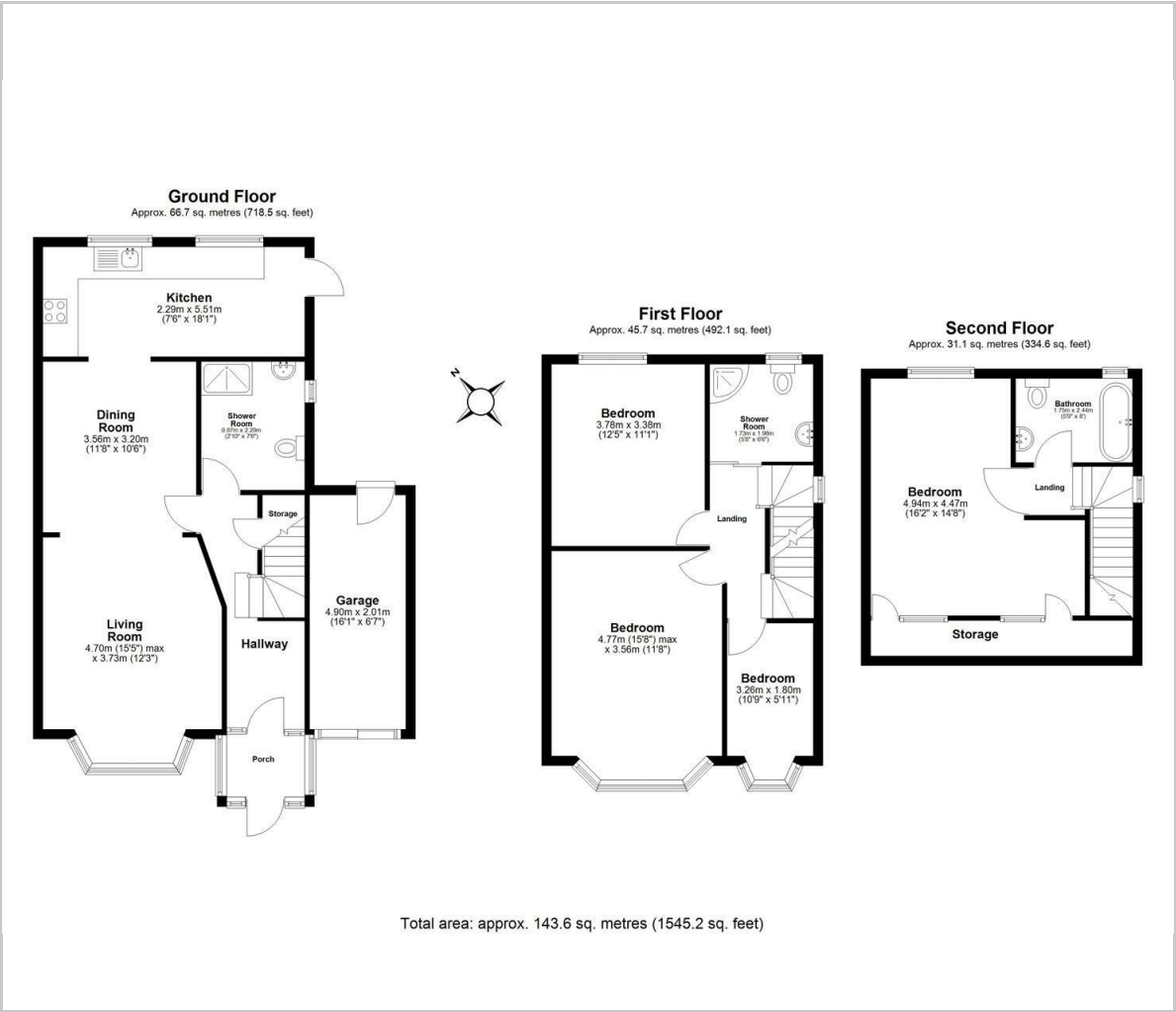
Bedroom
16'2" x 14'7" (4.94 x 4.47)

Bathroom
5'8" 8'0" (1.75 2.44)

Garden



Floor Plan



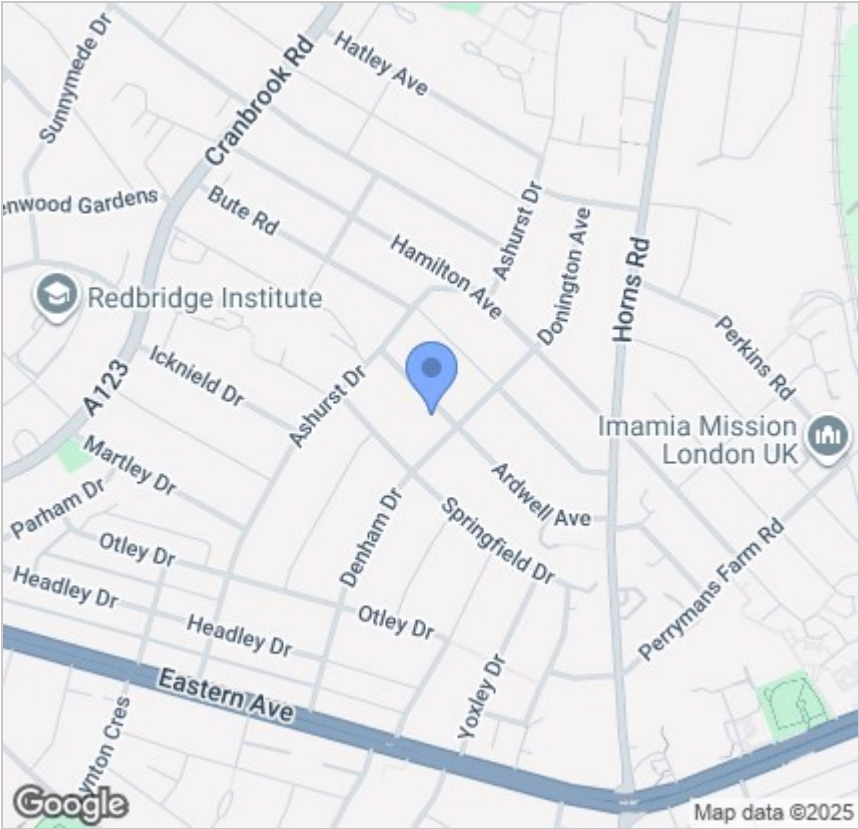
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

