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ARBON MILLER
EST 1976



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152 Horns Road
Barkingside, Essex IG6 1BE
Offers in excess of £400,000

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Arbon & Miller are privileged to offer this attractive 2 bedroom cottage situated on Horns Road within walking distance Of Newbury Park central line station which offers direct access to Stratford within 15 minutes and Liverpool Street within 25 minutes, local shopping facilities and bus services. The ground floor offers 22'4 Lounge/Diner and 11'11 Kitchen. The first floor offers 2 bedrooms and shower room/wc. There is OFF STREET PARKING via Buntingbridge Road.

ENTRANCE LOBBY 3.7 x 2.9
 (0.91m.2.13m x 0.61m.2.74m)
 Entrance door, further door to:

LOUNGE/DINER 22'4 x 11'11 (6.81m x 3.63m)
 Three light sash window, feature fireplace surround, understairs storage cupboard, coved cornice, three double radiators.

KITCHEN 11'11 x 6'6 (3.63m x 1.98m)
 Wall and base units, working surfaces, cupboards and drawers, one and half bowl sink unit with mixer tap, plumbing for washing machine, gas cooker point, part tiled walls, wall mounted boiler, two light sash window, obscure double glazed door to rear, double radiator.

FIRST FLOOR LANDING 5'11 x 10'11
 (1.80m x 3.33m)
 Storage cupboard housing hot water cylinder, access to loft.

BEDROOM ONE 11'11 x 10'11 (3.63m x 3.33m)
 Two sash windows, double radiator.

BEDROOM TWO 11'11 x 9'8 max
 (3.63m x 2.95m max)
 Two sash windows, double radiator.

SHOWER ROOM 7'10 x 5'6 (2.39m x 1.68m)
 Walk-in shower cubicle with inset shower, skylight, vanity wash hand basin with mixer tap, low level wc, tiled walls, heated towel rail, tiled floor.

REAR GARDEN
 Paved rear garden with flower and shrub borders, timber built shed.

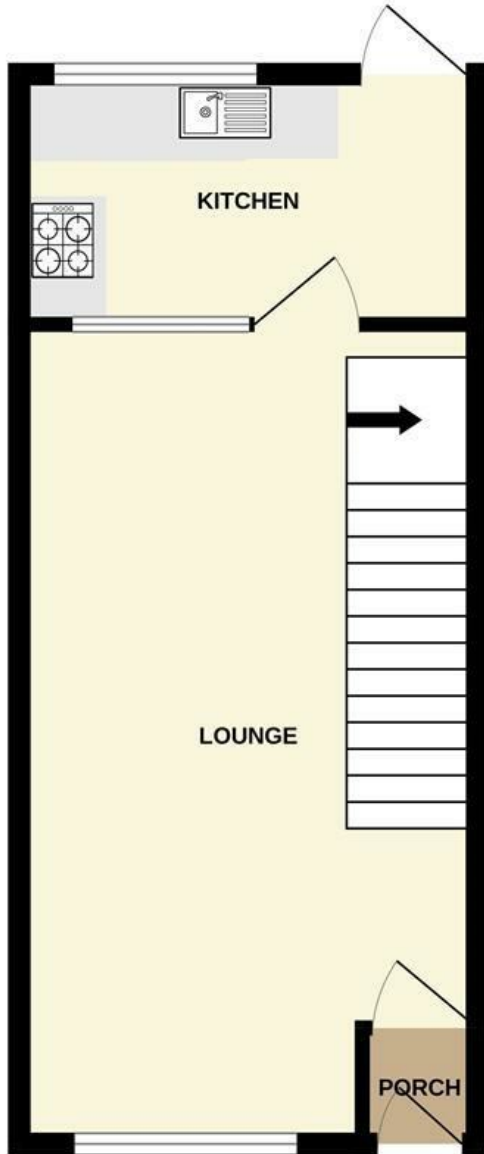
PARKING
 OFF STREET PARKING via Buntingbridge Road.

COUNCIL TAX
 London Borough of Redbridge - Band C

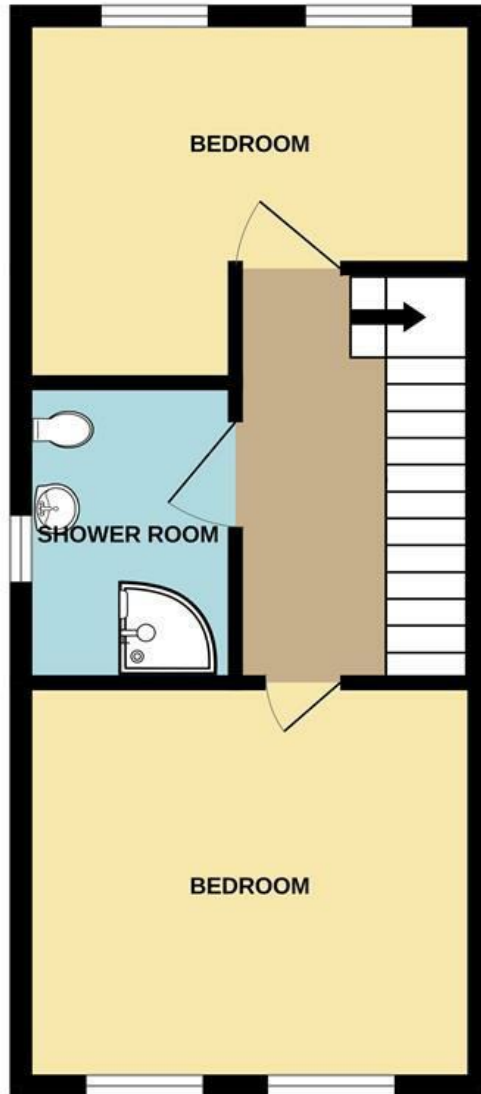
AGENTS NOTE
 Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.

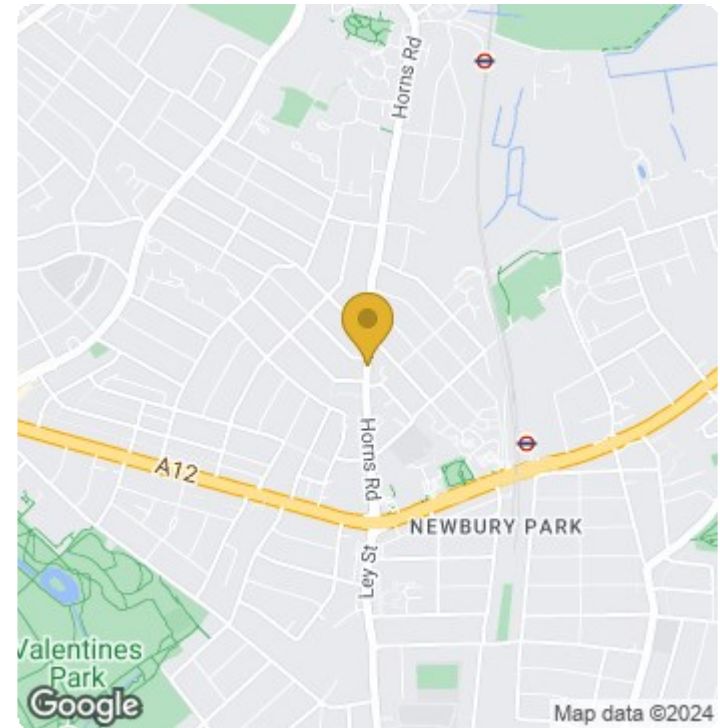


1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC





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