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48A Ashley Avenue  
Barkingside, Essex IG6 2JE  
Price guide £700,000

## 48A Ashley Avenue, Barkingside, Essex IG6 2JE

\*\*\* Price Guide: £700,000 to £750,000 \*\*\* Arbon & Miller are privileged to offer this decoratively immaculate four bedroom extended family home situated immediately off Clayhall Avenue & Belvedere Avenue OFFERED WITH NO ONGOING CHAIN. The property is positioned within 1/4 of a mile walking distance from local bus services and schools as well as being within 1 mile radius of both Fairlop & Barkingside Central Line Tube Stations which offers direct access to Stratford within 20 minutes and Liverpool Street within 30 minutes. Ashley Avenue is also located within close proximity of Barkingside High Street with its wide variety of shops, restaurants, cafes and local amenities. The property boasts spacious living space throughout with the Ground Floor comprising of a large 26ft9 Through Lounge, 28ft1 Extended Kitchen/Diner and additional Utility Room & Cloakroom. The first floor is complimented with three well-proportioned Bedrooms with en-suite off the rear Bedroom and feature Family Bathroom. The second floor extended loft includes a large Bedroom One with en-suite Shower Room. Externally, there is a spacious Rear Garden and Front Garden providing car parking space via private driveway. We highly recommend an internal inspection of this family home to appreciate the property's many key features.

### ENTRANCE HALL 21'4 x 6' max (6.50m x 1.83m max)

Entrance door, obscure double glazed window, understairs storage cupboard, coved cornice, wooden flooring, underfloor heating.

### CLOAKROOM 4'10 x 2'5 (1.47m x 0.74m)

Vanity wash hand basin with mixer tap, low level wc, extractor fan, wooden flooring.

### THROUGH LOUNGE 26'9 into bay x 13'8 max (8.15m into bay x 4.17m max)

Double glazed bay window to front, four obscure double glazed windows to flank, wooden flooring, underfloor heating, folding doors to rear, coved cornice, double glazed window.

### KITCHEN/DINER 28'1 x 12'2 (8.56m x 3.71m)

Range of wall and base units, Granite working surfaces, cupboards and drawers, stainless steel one and half bowl sink unit with mixer tap, built-in oven with gas hob and extractor fan over, built-in microwave, integrated dishwasher, three double glazed skylights, breakfast bar, tiled floor, spotlights to ceiling, coved cornice, three light double glazed window, double glazed double doors to rear, further two light obscure double glazed window, double glazed door to flank.

### UTILITY ROOM 7'2 x 6'5 (2.18m x 1.96m)

Fitted units, work top surface, plumbing for washing machine, storage cupboard housing hot water heater, tiled floor.

### FIRST FLOOR LANDING 8'9 x 6'2 (2.67m x 1.88m)

### BATHROOM/WC 7'2 x 6'1 (2.18m x 1.85m)

Panel enclosed bath with mixer tap, shower attached and side screen, vanity wash hand basin with mixer tap, low level wc, heated towel rail, part tiled walls, tiled floor, spotlights to ceiling, obscure double glazed window.

### BEDROOM 13'8 max x 12'3 (4.17m max x 3.73m)

Two double glazed windows, double radiator, spotlights to ceiling, coved cornice.

### ENSUITE SHOWER ROOM 7'4 x 2'10 (2.24m x 0.86m)

Shower cubicle with inset shower, low level wc, vanity wash hand basin with mixer tap, part tiled walls, tiled floor, extractor fan, spotlights to ceiling, obscure double glazed window.

### BEDROOM 14'7 into bay x 10'1 (4.45m into bay x 3.07m)

Four light double glazed bay window, radiator, two obscure double glazed windows to flank, spotlights to ceiling, coved cornice.

### BEDROOM 7'11 x 6'3 (2.41m x 1.91m)

Double glazed window, radiator, spotlights to ceiling, coved cornice.

### SECOND FLOOR LANDING

Door to:

### BEDROOM 19' x 15'1 to extremes (5.79m x 4.60m to extremes)

Two double glazed skylights, double glazed window to rear, two double radiators, access to eaves storage, door to:

### ENSUITE SHOWER ROOM 7'3 x 3'4 (2.21m x 1.02m)

Shower cubicle with inset shower, low level wc, vanity wash hand basin with mixer tap, heated towel rail, obscure double glazed window.

### REAR GARDEN

Laid to artificial grass, patio area, outside tap, timber built shed, further shed.

### FRONT GARDEN

Providing OFF STREET PARKING. Double Gates leading to side access.

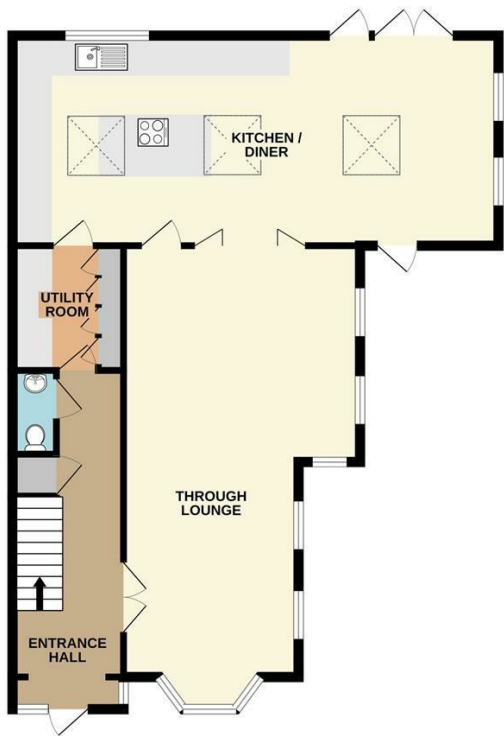
### COUNCIL TAX

London Borough of Redbridge - Band E

### 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  
817 sq.ft. (75.9 sq.m.) approx.

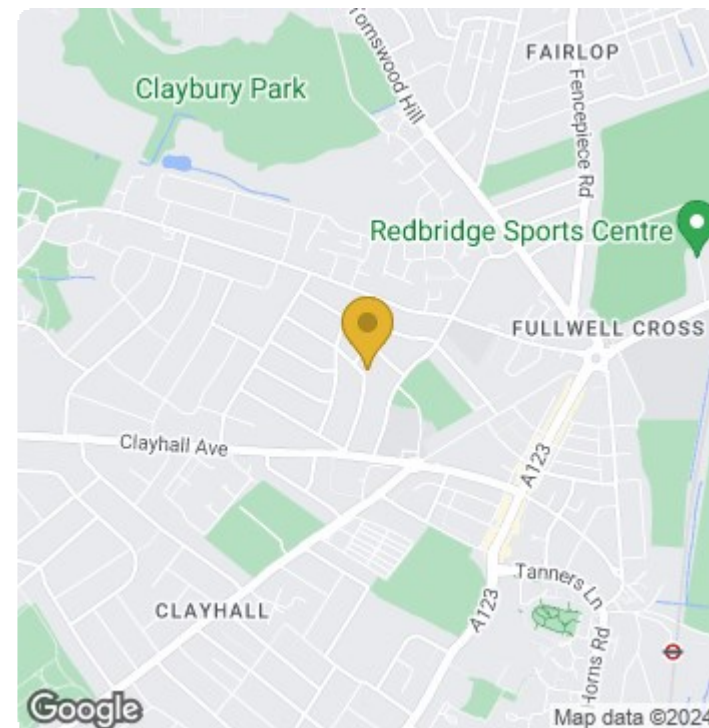


1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.

TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC





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