



A&M  
ARBONMILLER  
EST 1976

9 Little Gearies  
Barkingside, Essex IG6 1HR  
£1,900 Per calendar month

## 9 Little Gearies, Barkingside, Essex IG6 1HR

Arbon & Miller are pleased to offer this REFURBISHED, LARGE purpose built three bedroom first floor flat situated immediately off Cranbrook Road. The property is positioned within a short walking distance to local shopping facilities and bus services as well as being within 0.6 miles of Gants Hill Central Line Station offering direct access to Stratford within approx 15 minutes and Liverpool Street within approx 25 minutes. Little Gearies offers spacious living accommodation throughout, we highly recommend an internal inspection to appreciate the properties many key features.

### COMMUNAL ENTRANCE HALL

Security entry phone system, stairs to all floors.

### ENTRANCE HALL

UPVC entrance door, double radiator, wood strip flooring, security entry phone system, doors to:

### LOUNGE

Three light double glazed window with fanlights over, double radiator, wood strip flooring, tiled fireplace surround, wood panelling to walls.

### KITCHEN

Range of base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, four ring gas hob with extractor fan over, built-in oven, plumbing for washing machine and dishwasher, tiled walls, tiled floor, double radiator, cupboard housing Valiant boiler, spotlights to ceiling, three light double glazed window with fanlights over.

### BEDROOM ONE

Three light double glazed window with fanlights over, double radiator, built-in storage cupboard.

### BEDROOM TWO

Three light double glazed window with fanlights over, double radiator, built-in storage cupboard.

### BEDROOM THREE

Two light double glazed window with fanlight over, radiator.

### BATHROOM/WC

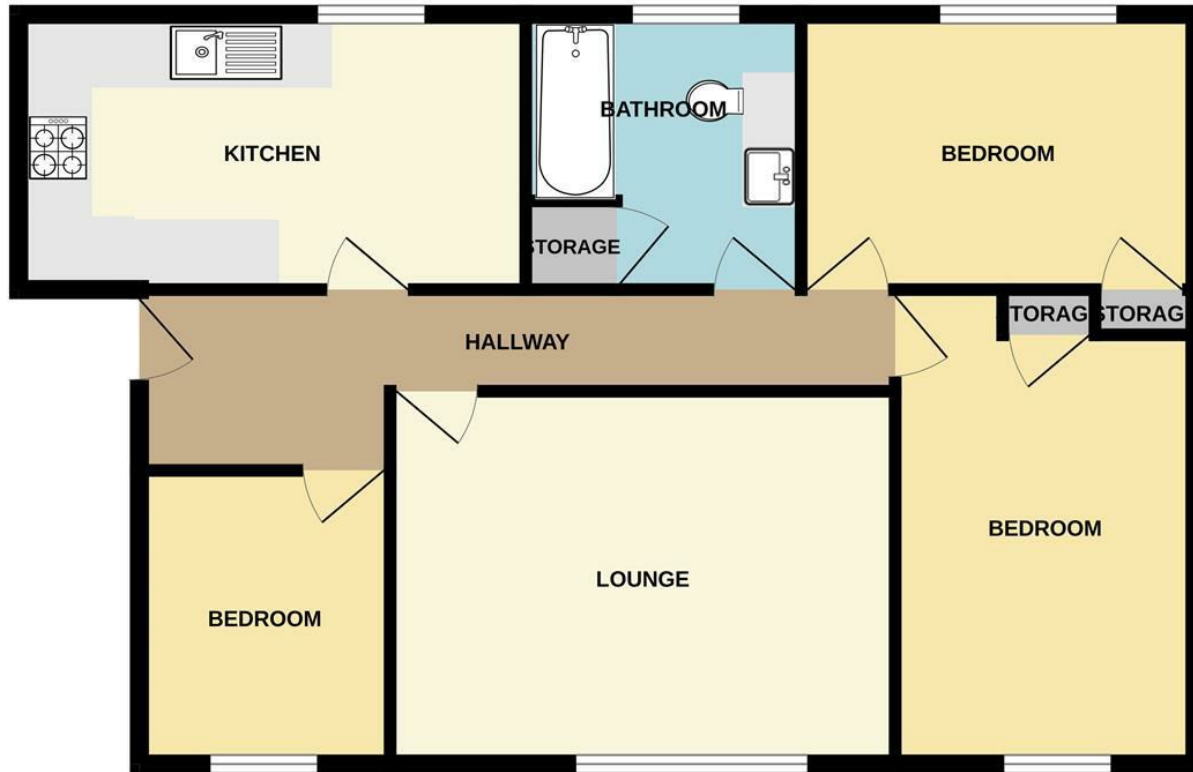
Panel enclosed bath with mixer tap and shower attachment over, vanity wash hand basin with mixer tap, electric shaver point, low level wc, tiled walls, tiled floor, double radiator, inset spotlights to ceiling, obscure double glazed window with fanlight over, storage cupboard.

### EXTERIOR

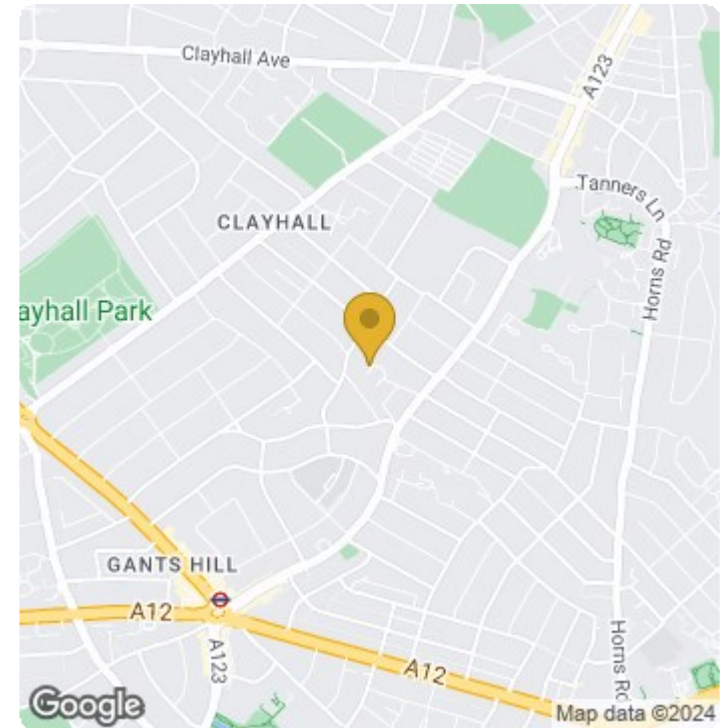
Communal Parking. Communal Gardens.



GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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