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31 Mossford Lane
Barkingside, Essex IG6 2JA
£3,350 Per calendar month - £475,000

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Arbon & Miller are pleased to offer this IMMACULATELY PRESENTED - Five bedrooms (4 doubles/1 single), two receptions, two bathrooms, semi-detached house. Offering superb living space throughout and finished to a high standard. with a show stopping, low maintenance rear garden. Positioned in one of the areas highly desirable locations within 1/2 of a mile of local shopping facilities, bus services and within 3/4 of a mile from FAIRLOP CENTRAL LINE STATION which offers direct access to Liverpool Street within 30 minutes and Stratford within 20 minutes. CALL NOW TO VIEW

Porch

Entrance Hall

Wood effect door to the front, tiled floor, radiator, spot lights, widened stairs leading to the first floor with wooden and stainless steel banisters and two under stairs storage cupboard.

Through Lounge

Leaded double glazed bay window to the front, double glazed double doors to the rear leading to the garden, two radiators, spot lights

Extended Kitchen Diner

Obscured double glazed door to the flank, two double glazed windows to the rear, tiled floor, integrated oven, hob with stainless steel splash back and an extractor hood over, space for large upright fridge freezer, selection of eye and base level units with wooden work surface, integrated dish washer, central island with wooden work tops, storage cupboards underneath and space for a washing machine.

Ground floor Shower Room

Laminate wood flooring, standing shower

cubicle, low level flush WC, wash basin, partly tiled walls and an extractor fan.

Landing

Access to the loft, spot lights and a storage cupboard.

Bedroom One

Leaded double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear and radiator

Extended Bedroom Three

Leaded double glazed window to the front, radiator and fitted wardrobes

Bedroom Four

Double glazed window to the rear, radiator and fitted wardrobes with mirrored doors

Bedroom Five

Double glazed window to the front, radiator, cornice coving to the ceiling and spot lights

Extended Family Bathroom

Obscured double glazed window to the rear, wash basin, wall mounted towel

radiator, double standing shower cubicle, low level flush WC, tiled in bath with mixer taps, spot lights, tiled flooring and walls.

Rear Garden

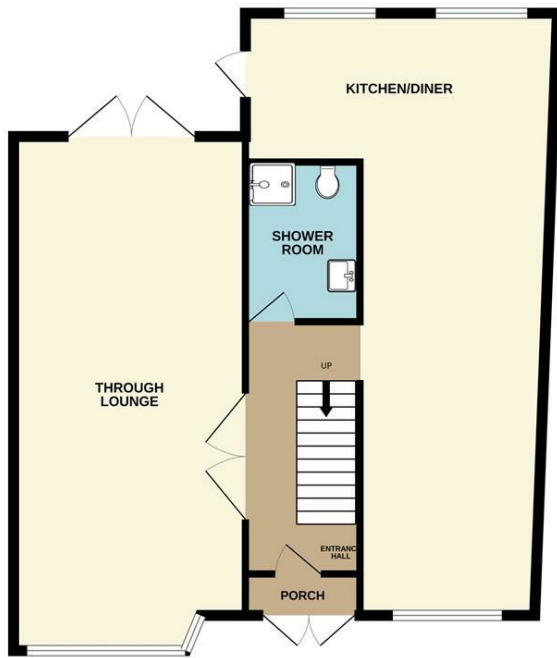
Immaculately presented, low maintenance rear garden. with Paved Patio and walk way, artificial lawn with mature flower borders, concealed lighting throughout, Large covered seating area to rear with power and lighting.

Front Driveway

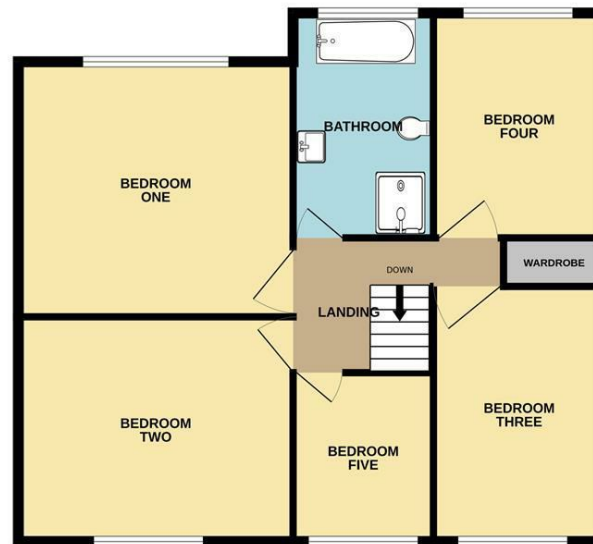
Ample Parking for 3 cars, with concealed lighting



GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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