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18 Ardwell Avenue
Barkingside, Essex IG6 1AW
Price guide £500,000

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Guide Price £500,000 - £525,000 - Arbon & Miller welcome you to Ardwell Avenue, Barkingside - A charming terraced house with great potential! This property boasts Through Lounge, 3 bedrooms, and bathroom, providing ample space for a family or those who love to entertain. The added bonus of off-street parking ensures convenience in this bustling neighbourhood. Situated near the Newbury Park Central Line station, commuting is a breeze, making this home ideal for city professionals or those who enjoy exploring London. The chain-free status of this property offers a smooth transaction for potential buyers, while the extension and further potential to extend (STPP) provide exciting opportunities to tailor the space to your liking. Don't miss out on the chance to own a property with character and potential in a sought-after location. Contact us today to arrange a viewing and envision the possibilities that this Ardwell Avenue gem has to offer!

ENTRANCE HALL 15'4 x 6'8 to extremes (4.67m x 2.03m to extremes)

UPVC obscure leaded light style double glazed door with leaded light fixed sidelights, stairs to first floor, understairs storage cupboard, radiator, doors to:

THROUGH LOUNGE 26'8 into bay x 11'2 max (8.13m into bay x 3.40m max)

Four light leaded light double glazed bay with leaded light style fanlights over, double radiator, coved cornice, further radiator, double glazed sliding door with fixed double glazed sidelight leading to;

L-SHAPED EXTENDED KITCHEN/DINER 18'9 x 16'7 to extremes (5.72m x 5.05m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, four ring electric hob with extractor fan over, eye level double oven, stainless steel sink top unit with mixer tap, recess for fridge/freezer, plumbing for washing machine, concealed lighting, part tiled walls, wall mounted Potterton combi boiler, coved cornice, radiator, double glazed window with fanlight over, further double radiator, double glazing sliding

door with fixed double glazed sidelight leading to rear garden.

FIRST FLOOR LANDING 9'11 x 6'8 (3.02m x 2.03m)

Access to boarded loft, doors to:

BEDROOM ONE 14'1 into bay x 10'8 (4.29m into bay x 3.25m)

Four light leaded light style double glazed bay with leaded light style fanlights over, radiator, fitted wardrobes to one wall, two wall light points.

BEDROOM TWO 12'2 x 11'2 (3.71m x 3.40m)

Fitted wardrobes to one wall, two light double glazed window with fanlights over, radiator.

BEDROOM THREE 9'11 x 6'8 (3.02m x 2.03m)

Leaded light style double glazed window with leaded light style fanlights over, radiator.

SHOWER ROOM 6'2 x 5'9 (1.88m x 1.75m)

Corner shower unit with electric Triton power shower, hand held shower attachment and glazed doors, low level wc,

vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, heated towel rail, obscure double glazed window with fanlight over, additional obscure glazed window.

REAR GARDEN

Raised patio area, steps to paved walkway to one side, lawn area, mature tree, shrub and flower beds, large patio area to rear, timber shed on hardstanding, outside light, outside tap.

FRONT GARDEN

Providing OFF STREET PARKING

COUNCIL TAX

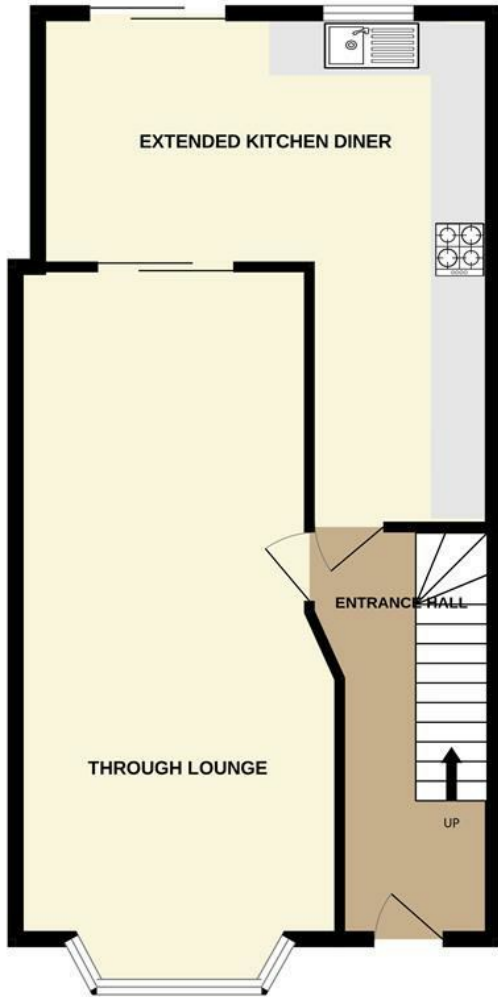
London Borough of Redbridge - Band E

AGENTS NOTE

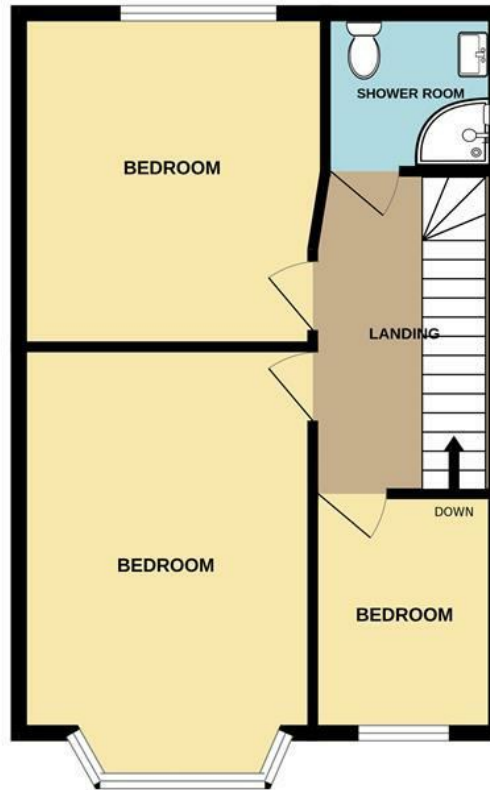
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
592 sq.ft. (55.0 sq.m.) approx.

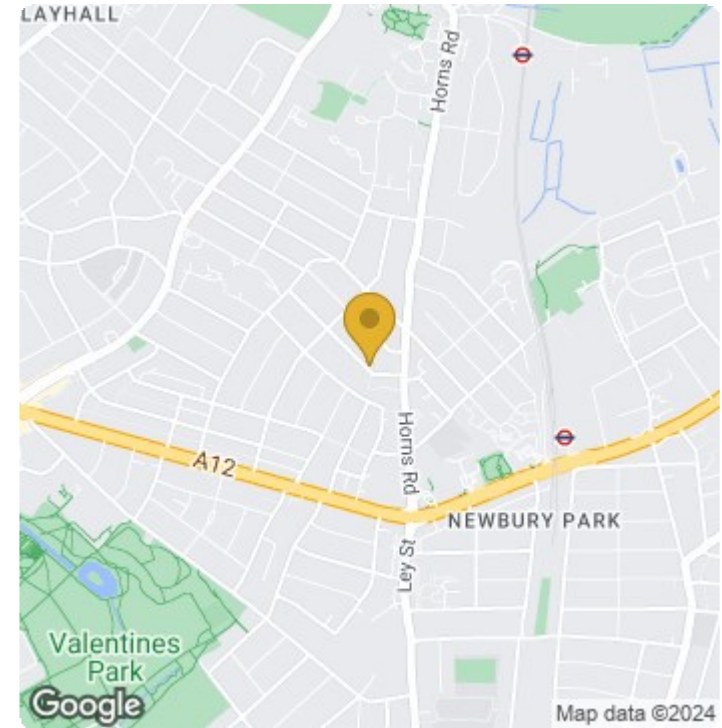


1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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		
(81-91) B		81
(69-80) C	62	
(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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