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49 Beaminster Gardens
Barkingside, Essex IG6 2BW
Price guide £550,000

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*** Guide Price £550,000 - £575,000 *** Arbon & Miller are pleased to offer this 1930's built three bedroom end-terrace family home with detached garage via shared driveway and SOUTH WEST facing rear garden. Offering spacious accommodation throughout, with vast POTENTIAL FOR DEVELOPMENT with scope to add a large loft conversion and/or rear extension (stp). The property is situated immediately off Longwood Gardens and Clayhall Avenue and is within 0.8 miles of Barkingside Central Line Station offering direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. Beaminster Gardens is also within a short walking distance to Barkingside High Street with its wide variety of shops, restaurants, cafes and local amenities. We highly recommend an internal inspection to appreciate the property's many key features.

ENTRANCE HALL 14' x 8'2 to extremes (4.27m x 2.49m to extremes)

Obscure double glazed door with fixed double glazed side lights, wood strip flooring, double radiator, stairs to first floor with cupboard under, doors to:

THROUGH LOUNGE 31'9 into bay x 12'9 to extremes (9.68m into bay x 3.89m to extremes)

Eight light double glazed bay with coloured leaded light style fanlights over, three double radiators, two feature gas fires with tiled hearth and timber surround, five wall lights, wood strip flooring, coved cornice, double glazed double doors with double glazed fixed sidelights leading to rear garden

KITCHEN 11'3 x 7'6 (3.43m x 2.29m)

Range of wall and base units with concealed lighting, working surfaces, cupboards and drawers, inset four ring gas hob with extractor fan over, eye level double oven, sink top unit with mixer tap, part tiled walls, tiled floor, coved cornice, inset spotlights to ceiling, plumbing for washing machine, recess for fridge/freezer, double glazed door with double glazed fixed sidelight and fanlight over to rear garden.

LANDING 9'7 x 8'7 to extremes (2.92m x 2.62m to extremes)

Access to loft, obscure double glazed window to flank doors to:

BEDROOM ONE 15'9 into bay x 12'1 (4.80m into bay x 3.68m)

Eight light leaded light style double glazed bay with coloured leaded light style obscure fanlights over, fitted wardrobes to one wall, dado rail, double radiator.

BEDROOM TWO 15'1 x 10'5 (4.60m x 3.18m)

Three light double glazed window with fanlights over, radiator, fitted wardrobes to one wall.

BEDROOM THREE 8'6 x 7'2 (2.59m x 2.18m)

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

BATHROOM 8'7 x 8'5 (2.62m x 2.57m)

Panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, low level w/c, separate shower cubicle with mixer taps and shower attachment over and glass shower door, heated towel rail, tiled floor, tiled walls, inset spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

REAR GARDEN

Approx 60' rear garden with patio area, lawn area, mature tree, shrub and flower borders, paved pathway to side, outside tap, pedestrian side access leading to shared driveway.

FRONT GARDEN

Paved front garden with mature tree, shrub and flower beds.

DETACHED GARAGE 18' x 9'4 (5.49m x 2.84m)

Accessed via shared driveway with up and over door, power, lighting, two light double glazed window and double glazed door to rear garden

COUNCIL TAX

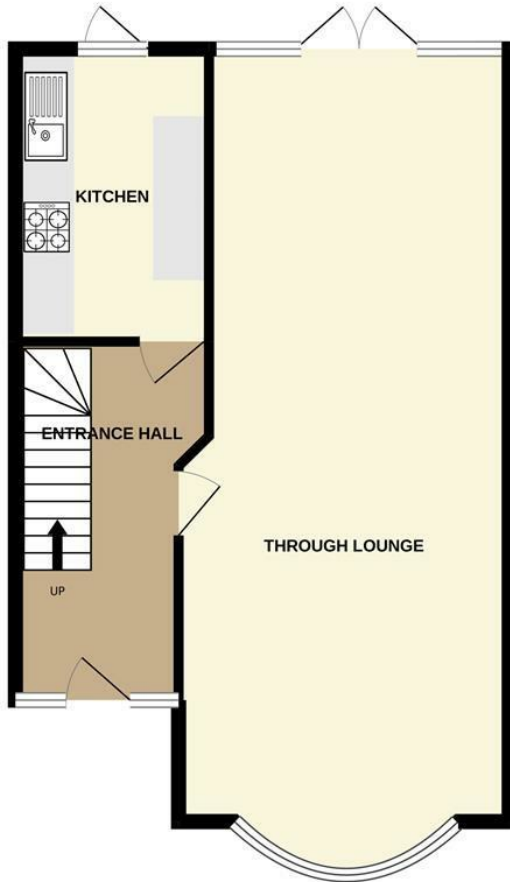
London Borough of Redbridge - Band E

AGENTS NOTE

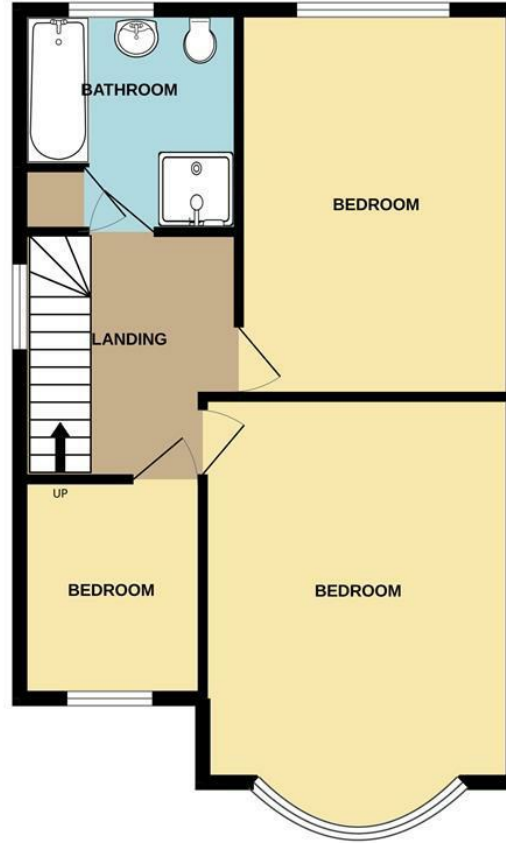
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
556 sq.ft. (51.7 sq.m.) approx.

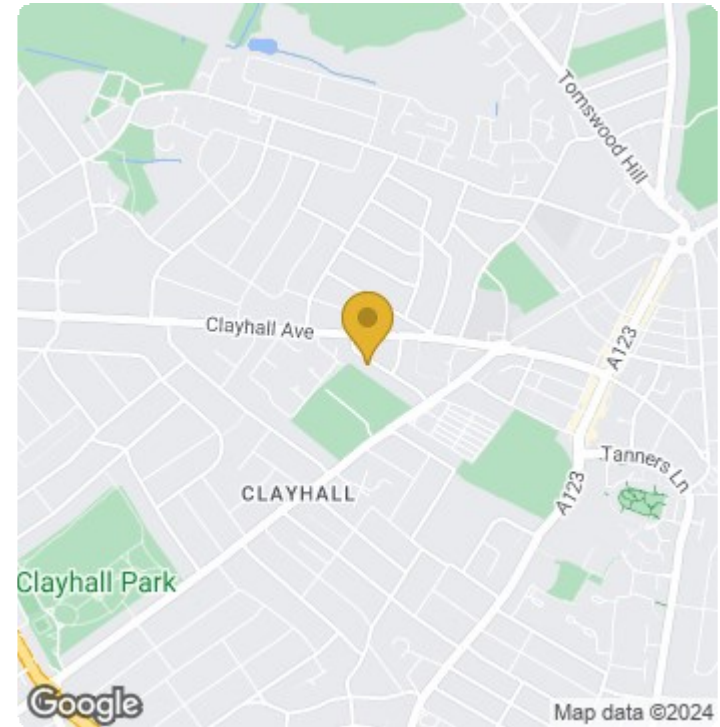


1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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		83
(69-80) C		
(55-68) D	53	
(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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