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9 Mossford Lane
Barkingside, Essex IG6 2JA
Price guide £575,000

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*** GUIDE PRICE £575,000 - £600,000 *** CHAIN FREE *** Welcome to this charming semi-detached house on Mossford Lane, Barkingside! This property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, providing ample space for comfortable living. One of the standout features of this property is the potential it offers for extension, allowing you to tailor the space to your needs and preferences. With parking space for 2 vehicles, you'll never have to worry about finding a spot on the bustling street. Located near the prestigious Ilford County High School, this home is perfect for families looking to provide their children with a top-tier education. Additionally, its proximity to local amenities ensures that you have everything you need right at your doorstep. The best part? This property is chain-free, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own a lovely home in this desirable location. Book a viewing today and envision the endless possibilities this property holds for you and your family!

ENTRANCE PORCH

Double glazed door with fixed sidelight, obscure glazed door and sidelights to:

HALLWAY

Stairs to first floor, understairs cupboard, radiator, wood strip flooring, inset spotlights to ceiling, coved cornice.

FRONT RECEPTION 13'1 into bay x 10'4 (3.99m into bay x 3.15m)

Four light double glazed bay with fixed fanlights over, radiator, wood strip flooring, inset spotlights to ceiling.

REAR RECEPTION 13'10 x 10'4 (4.22m x 3.15m)

Double radiator, wood strip flooring, double glazed double doors with fixed sidelights leading to rear garden, spotlights to ceiling.

KITCHEN 11'10 x 10' (3.61m x 3.05m)

Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor hood over, under counter oven, integrated dishwasher, plumbing for washing machine, recess for fridge/freezer, double radiator, spotlights to ceiling, cupboard housing Valiant combi

boiler, three light double glazed window, double glazed door to rear garden.

LANDING

Obscure coloured leaded light style window with fanlight over, coved cornice, access to loft, doors to:

BEDROOM ONE 13' into bay x 10'1 (3.96m into bay x 3.07m)

Four light double glazed with fixed fanlights over, radiator.

BEDROOM TWO 14' x 10'1 (4.27m x 3.07m)

Three light double glazed window, double radiator.

BEDROOM THREE 7'7 x 6' (2.31m x 1.83m)

Two light double glazed oriel bay with fixed fanlights over, double radiator, coved cornice.

BATHROOM 6'9 x 5'9 (2.06m x 1.75m)

Panel enclosed bath with mixer tap and shower attachment, low level wc, vanity unit with wash hand basin and mixer tap, part tiled walls, extractor fan, obscure double glazed window with fanlight over, coved cornice.

REAR GARDEN

Approx 45' rear garden with patio area, mature tree and shrub borders, pathway leading to rear, remainder laid to lawn, door to garage, raised decking area.

FRONT GARDEN

Own driveway providing OFF STREET PARKING. Lawn area.

ATTACHED GARAGE 15'6 x 8' (4.72m x 2.44m)

Power and lighting.

COUNCIL TAX

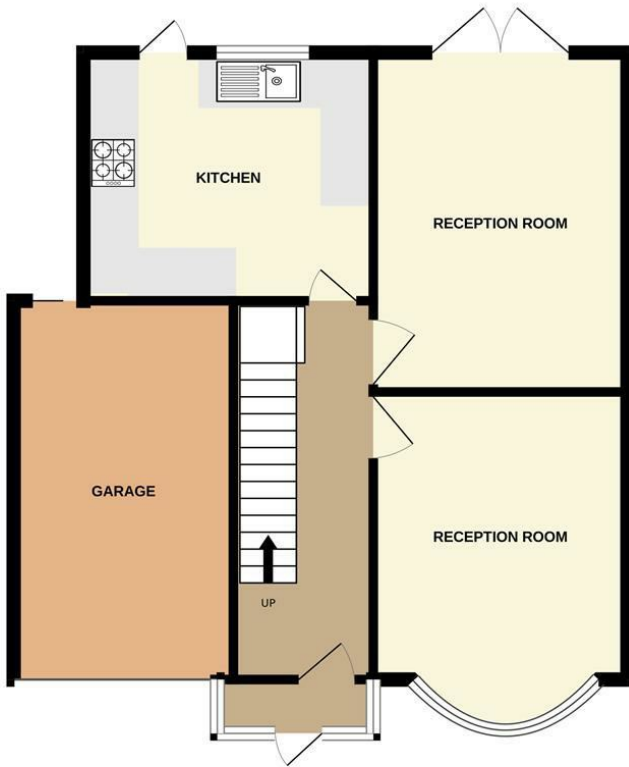
London Borough of Redbridge - Band D

AGENTS NOTE

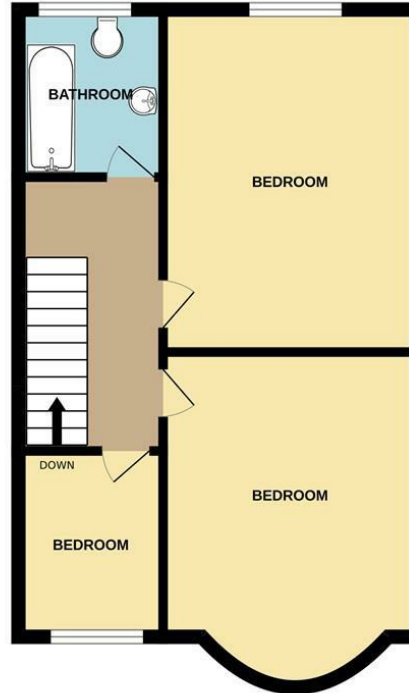
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
639 sq.ft. (59.4 sq.m.) approx.

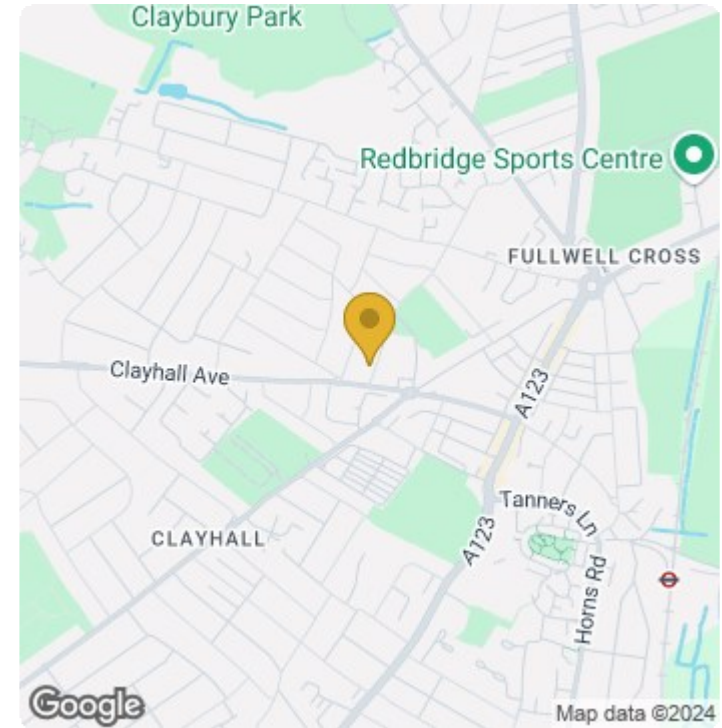


1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.3 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) A		87
(81-91) B		
(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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