

**A&M**  
ARBON MILLER  
EST 1976



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4 Mossford Lane  
Barkingside, Essex IG6 2HN  
Price £325,000



## 4 Mossford Lane, Barkingside, Essex IG6 2HN

GUIDE PRICE £325,000 - £350,000. Arbon and Miller are pleased to offer for sale this purpose built two bedroomed ground floor maisonette. The property features a garage en-bloc, providing secure parking for one vehicle, a rare find in this area. With no onward chain, you can move in hassle-free and make this lovely maisonette your new home. Benefiting from a long lease, you can enjoy peace of mind and stability in your investment. The property's proximity to schools makes it an ideal choice for families with children, ensuring that education is just a stone's throw away.

### ENTRANCE HALL

Entrance door, wall mounted boiler, understairs storage cupboard housing meters, radiator, coved cornice.

### LOUNGE 12'9 x 11'2 (3.89m x 3.40m)

Two light double glazed window to front, double radiator, coved cornice.

### KITCHEN 9'6 x 6'11 (2.90m x 2.11m)

Range of wall and base units, working surfaces, cupboards and drawers, one and a half bowl sink top with mixer tap and drainer, gas cooker point, plumbing for washing machine, extractor fan, tiled walls, double glazed window to flank.

### BEDROOM ONE 13'4 max x 11'2 into wardrobes (4.06m max x 3.40m into wardrobes)

Two light double glazed window to rear, fitted wardrobe cupboard, radiator, coved cornice.

### BEDROOM TWO 13'5 x 6'10 (4.09m x 2.08m)

Two light double glazed window to rear, radiator, coved cornice.

### BATHROOM/WC

Panel enclosed bath with mixer tap, inset independent shower and screen, pedestal wash hand basin, low level wc, tiled walls, storage cupboard, radiator, obscure double glazed window to flank.

### REAR GARDEN

Paved patio area, remainder laid to lawn, timber shed, outside tap, rear access leading to garage.

### FRONT GARDEN

Own section of front garden with shrub borders, lawn area.

### AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

### GARAGE

In block.

### LEASE

932 years remaining.

### GROUND RENT

£12.60 per annum.

### COUNCIL TAX

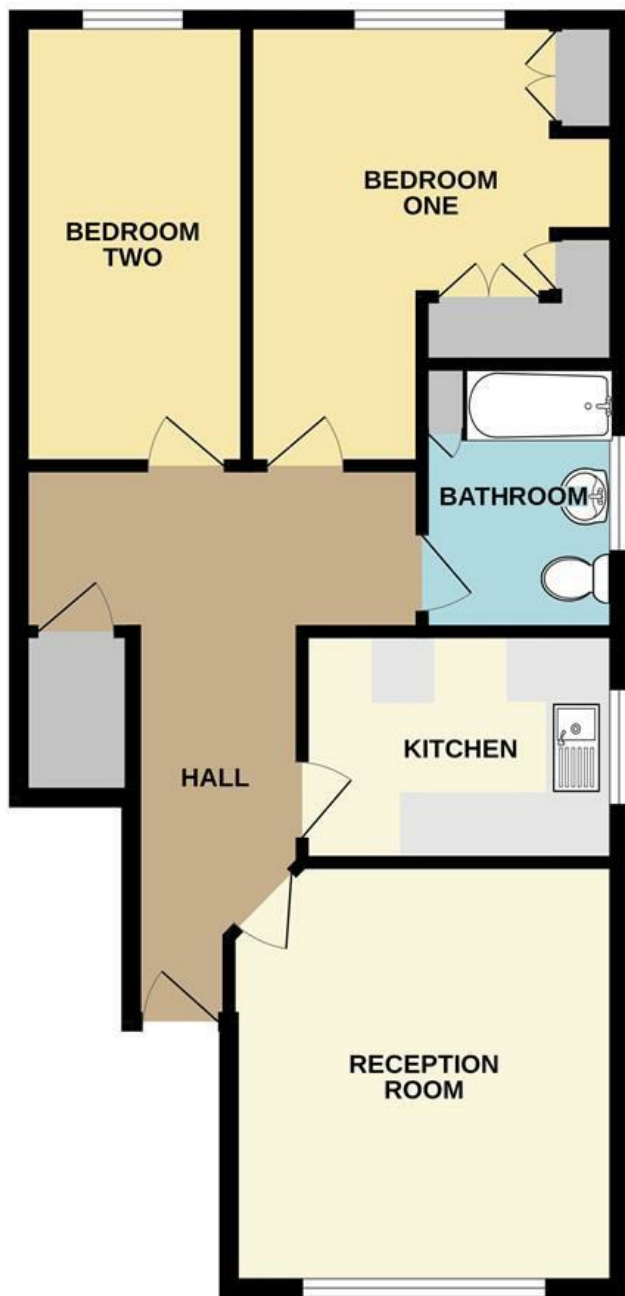
London Borough of Redbridge - Band C

### 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.



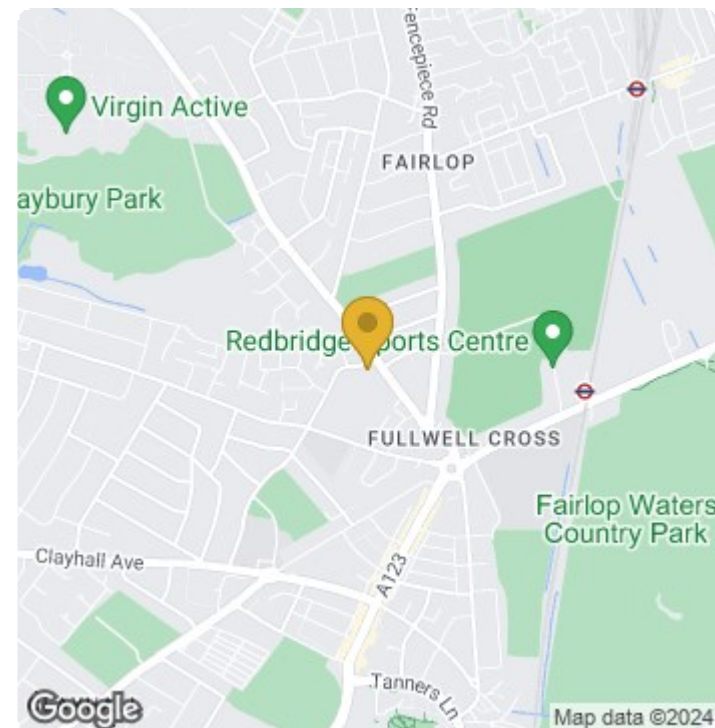
GROUND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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