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7 Sandringham Gardens  
Barkingside, Essex IG6 1NY  
Price guide £600,000

## 7 Sandringham Gardens, Barkingside, Essex IG6 1NY

\*\*\* Price Guide: £600,000 - £625,000 \*\*\* . Arbon & Miller are delighted to offer for sale this extended mid terrace family home which is being offered with NO ONGOING CHAIN. The property is ideally situated close to Barkingside High Street, which offers a wide variety of shops, restaurants, cafes and local amenities. Barkingside central line station is within a short walk which offers direct access to Stratford within approx 20 mins and Liverpool Street within approx 30mins. The ever popular Avanti primary school is also within walking distance. This property boasts spacious accommodation throughout with 3 bedrooms and family bathroom to the first floor, and the added benefit of a 4th Bed/Loft Room. The ground floor consists of 27'8 Through Lounge, Extended 18'4 L-shaped Kitchen and Shower Room. To the rear is a compact rear garden and Off Street Parking to the front g There is a rear garden and front garden providing OFF STREET PARKING to the front garden. There is also an added benefit of a Detached Garage accessed from rear service road.

### ENTRANCE PORCH

Obscure double glazed entrance door, obscure multi glazed door to:

### ENTRANCE HALL

Laminated wood strip style flooring, radiator, coved cornice, understairs meter and storage cupboard, further storage cupboard, stairs to first floor. Door to:

### THROUGH LOUNGE 27'8 into bay x 12'10 narrowing to 10'7 (8.43m into bay x 3.91m narrowing to 3.23m)

Five light double glazed bay with fanlight over, radiator, coved cornice, spotlights to ceiling, laminated wood strip flooring, open to:

### EXTENDED L-SHAPED KITCHEN 18'4 x 14'2 (5.59m x 4.32m)

Base and wall units, working surfaces, cupboards and drawers, built in fitted Bosch oven with electric hob and extractor fan over, built-in microwave, recess for fridge/freezer, part tiled walls, tiled floor, spotlights to ceiling, feature breakfast bar, plumbing for washing machine and dishwasher, three light double glazed window with fanlights over, double glazed sliding door to rear.

### SHOWER ROOM 7'10 x 3'6 (2.39m x 1.07m)

Low level WC, suspended wash hand basin, tiled shower cubicle with wall mounted shower unit, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan.

### FIRST FLOOR LANDING

Doors to all rooms, stairs to 2nd floor

### BEDROOM ONE 15'2 into bay x 11'2 into wardrobe recess (4.62m into bay x 3.40m into wardrobe recess)

Five light double glazed bay with obscure fanlights over, radiator, laminated wood strip flooring, fitted wardrobes

### BEDROOM TWO 11'7 x 11'2 into wardrobe recess (3.53m x 3.40m into wardrobe recess)

Three light double glazed window with fanlights over, laminated wood strip style flooring, radiator, fitted wardrobe housing combi boiler.

### BEDROOM THREE 7'8 x 7'8 (2.34m x 2.34m)

Two light double glazed oriel bay with fanlights over, radiator, laminated wood strip style flooring, fitted wardrobes.

### BATHROOM 7'8 x 7 (2.34m x 2.13m)

Panel enclosed bath with mixer tap, shower attachment and glass shower screen, vanity unit with wash hand basin, low level WC, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, three light obscure double glazed window.

### SECOND FLOOR LANDING

Door to:

### BEDROOM FOUR/LOFT ROOM 11'6 x 10'9 (3.51m x 3.28m)

Restricted head height. Two skylight windows.

### REAR GARDEN

Approx 28'rear garden laid to artificial grass, outside tap, outside light, gated rear access.

### DETACHED GARAGE 20' x 17' (6.10m x 5.18m)

Power and lighting. Accessed via Sandringham Gardens

### FRONT GARDEN

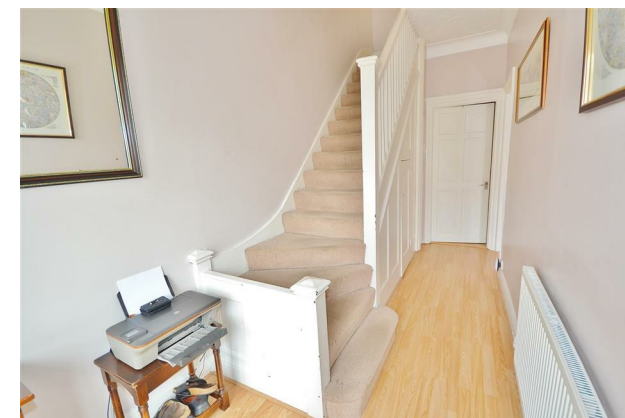
Paved front garden providing OFF STREET PARKING for two cars.

### COUNCIL TAX

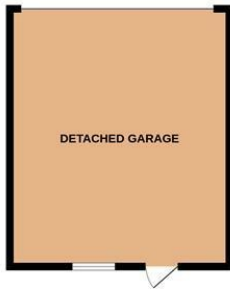
London Borough of Redbridge - Band D

### 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.



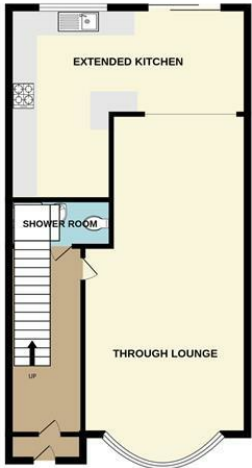
GROUND FLOOR  
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR  
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.2 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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