



**A&M**

ARBON MILLER

EST 1976

2A Waverley Gardens  
Barkingside, IG6 1PJ  
Price guide £750,000



## 2A Waverley Gardens, Barkingside, IG6 1PJ

\*\*\* Price Guide £750,000 - £800,000 \*\*\* Arbon & Miller welcome you to this rare 5 bedroom DETACHED HOUSE situated close to Barkingside High Street, you'll have a plethora of shops, cafes, and restaurants at your disposal. For commuters, Barkingside Central Line Station is just a stone's throw away, providing easy access to central London. The property has the added benefit of a detached outbuilding, offering endless possibilities for use as a home office, gym, or even a creative studio. Parking will never be an issue with the convenience of off-street parking right at your doorstep.

### ENTRANCE PORCH 5'4 x 3'8 (1.63m x 1.12m)

Leaded light style double glazed UPVC entrance door, tiled floor, spotlights to ceiling, wooden obscure multi glazed door with fixed sidelights leading to:

### ENTRANCE HALL 22' x 11'8 max (6.71m x 3.56m max)

Wood strip flooring, leaded light style double glazed window to flank, spotlights to ceiling, coved cornice, two double radiators, stairs to first floor, doors to:

### RECEPTION ONE 17'5 x 11'5 (5.31m x 3.48m)

Four light leaded light style double glazed bay with fanlights over, feature media wall, coved cornice, wood strip flooring, radiator.

### BEDROOM FIVE 10'6 x 8' (3.20m x 2.44m)

Three light double glazed window, double radiator.

### EXTENDED KITCHEN/DINER 20' x 18'2 to extremes (6.10m x 5.54m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, five burner range style oven with extractor hood over, tiled splashbacks, cupboard housing boiler, coved cornice, obscure double glazed window to flank, three light double glazed window, double glazed bi folding doors to rear garden, door to:

### UTILITY AREA 6'7 x 4'5 (2.01m x 1.35m)

Obscure double glazed window with fanlight over to flank, vanity unit with wash hand basin and mixer tap, part tiled walls.

### SHOWER ROOM 6'7 x 2'6 (2.01m x 0.76m)

Glazed shower enclosure with mixer tap and hand held shower attachment, tiled walls, tiled floor, low level wc with hand held spray, extractor fan, radiator.

### FIRST FLOOR LANDING

Access to loft, coved cornice, airing cupboard, doors to:

### BEDROOM ONE 16'4 into bay x 11'6 (4.98m into bay x 3.51m)

Four light leaded light style double glazed bay, fitted wardrobes to one wall, double radiator, door to:

### ENSUITE SHOWER ROOM 6'5 x 2'5 (1.96m x 0.74m)

Glazed shower cubicle with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, extractor fan.

### BEDROOM TWO 11'5 x 8'5 (3.48m x 2.57m)

Two light double glazed window, double radiator, fitted wardrobe.

### BEDROOM THREE 9'2 x 8'4 (2.79m x 2.54m)

Two light double glazed window, double radiator, fitted wardrobe.

### BEDROOM FOUR 9' x 8' (2.74m; x 2.44m)

Double glazed leaded light style window with fanlight over, double radiator.

### FAMILY BATHROOM 9'9 x 4'6 (2.97m x 1.37m)

Corner bath with mixer tap and shower attachment over, low level wc, pedestal wash hand basin, heated towel rail, tiled walls, tiled floor, extractor fan, obscure double glazed window with fanlight over.

### REAR GARDEN

Paved patio area, pedestrian side access, remainder laid to lawn, flower border to one side, UPVC double glazed door to:

### OUTBUILDING 19'6 x 17'1 to extremes (5.94m x 5.21m to extremes)

Double glazed windows, storage. Part tiled floor, access to loft space, doors to storage room, door to SHOWER ROOM: Double shower cubicle with mixer tap and hand held shower attachment, low level wc, pedestal wash hand basin with mixer tap, tiled walls, tiled floor, extractor fan, obscure double glazed window with fanlight over.

### FRONT GARDEN

Paved front garden providing MULTIPLE OFF STREET PARKING SPACES.

### COUNCIL TAX

London Borough of Redbridge - Band F

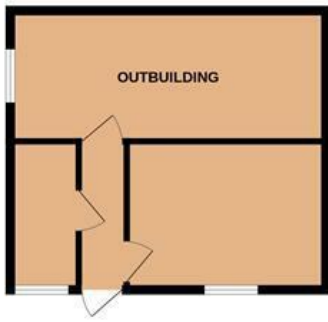
### AGENTS NOTE

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  
1163 sq.ft. (108.0 sq.m.) approx.


1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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