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1 Timberdene Avenue
Barkingside, Essex IG6 2LS
Price guide £720,000

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*** Price Guide: £720,000 to £740,000 *** Arbon & Miller are privileged to offer for sale this extended four-bedroom DETACHED family home situated on the ever-popular TIMBERDENE ESTATE immediately off Mossford Lane. The property is within 3/4 of a mile of FAIRLOP CENTRAL LINE STATION which offers direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx. 30 minutes. Barkingside High Street is also conveniently positioned close by with its wide range of shops, restaurants and other local amenities. Timberdene Avenue offers great size accommodation throughout, with the ground floor comprising of a spacious Lounge, Dining Room, Kitchen with separate Utility Room and Cloakroom. The first floor boasts four well-proportioned Bedrooms with Bedroom One, including an en-suite Shower Room, along with an additional Family Shower Room. Externally, the property benefits from a well-maintained Rear Garden and a Front Garden providing parking spaces via private driveway. There is also an integral Garage offering further developmental potential to create an additional Reception Room. We strongly recommend an internal inspection to appreciate the property's many key features.

ENTRANCE HALL 12'8 x 7'3 max (3.86m x 2.21m max)

Obscure leaded light style entrance door, enclosed radiator, dado rail, ornate coving, tiled floor, door to Cloakroom, further doors leading to to Lounge & Kitchen.

LOUNGE 16'7 into bay x 11' (5.05m into bay x 3.35m)

Five light leaded light style double glazed square bay to front, two radiators, coved cornice, dado rail, inset feature fireplace surround with electric fan assisted coal effect fire, ornate wall mouldings, open to:

DINING ROOM 10'7 x 8'8 (3.23m x 2.64m)

Dado rail, coved cornice, wall panel mouldings, leaded light style double glazed sliding patio door with fixed leaded light style double glazed sidelight leading to Rear Garden, door to:

KITCHEN 11'10 max x 9'4 (3.61m max x 2.84m)

Range of base and wall units with concealed lighting, working surfaces, cupboards and drawers, one and a half bowl sink top with mixer tap and separate drinking water tap, four ring electric hob with extractor fan over, built-in oven, cupboard housing 'Worcester' boiler, further cupboard housing water softener, cupboard providing plumbing for dishwasher, integrated fridge & freezer, under stairs storage cupboard, spotlights to ceiling, ornate coved cornice, radiator, three light leaded light style double glazed window to rear, open to:

UTILITY ROOM 7'3 x 6'7 (2.21m x 2.01m)

Base and wall units, working surfaces, cupboard housing plumbing for washing, radiator, ornate coved cornice, spotlights to ceiling, connections for CCTV, further plumbing available behind base units (from historic sink top now removed by seller), door leading to Integral Garage, leaded light style double glazed door with leaded light style fixed fanlight leading to Rear Garden.

CLOAKROOM 7'9 x 3'1 (2.36m x 0.94m)

Low level wc, pedestal wash hand basin, heated towel rail, tiled floor, part tiled walls, ornate coved cornice, wall mounted fuse box, ornate wall mouldings, obscure leaded light style double glazed window to front.

LANDING 11'4 x 8'9 max (3.45m x 2.67m max)

Ornate coved cornice, airing cupboard housing water cylinder, dado rail, access to all rooms, access to loft.

BEDROOM ONE 11'9 x 11'3 (3.58m x 3.43m)

Two light leaded light style double glazed window to rear, further leaded light style double glazed window to rear, radiator, ornate coved cornice, built-in wardrobe cupboards, ornate wall mouldings, door to:

EN-SUITE SHOWER ROOM 9'1 x 3'1 (2.77m x 0.94m)

Walk-in shower cubicle, pedestal wash hand basin, low level wc, tiled floor with underfloor heating, tiled walls, spotlights to ceiling, heated towel rail, obscure leaded light style double glazed window to flank.

BEDROOM TWO 10'5 x 9'7 (3.18m x 2.92m)

Three light leaded light style double glazed window to front, radiator, built-in wardrobe cupboards, ornate coved cornice, dado rail.

BEDROOM THREE 8'9 into wardrobe recess x 7'2 (2.67m into wardrobe recess x 2.18m)

Two light leaded light style double glazed window to front, radiator, built-in wardrobe cupboards, dado rail, ornate coved cornice.

FAMILY SHOWER ROOM 6'6 x 6'4 (1.98m x 1.93m)

Large walk-in shower cubicle with shower attachment and additional 'rainforest' style shower head, suspended wash hand basin with mixer tap, enclosed low level wc, tiled walls, tiled floor with underfloor heating, heated towel rail, spotlights to ceiling, two light obscure leaded light style double glazed window to rear.

BEDROOM FOUR 20'6 x 7'5 (6.25m x 2.26m)

Two light leaded light style double glazed window to front, further two light leaded light style double glazed window to rear, radiator, ornate coved cornice, dado rail, access to loft, further leaded light style double glazed window to flank.

REAR GARDEN

Paved patio area, outside spotlights and lamps, outside tap, side access, various established tree and shrub borders, remainder laid to lawn, further raised patio/seating area to rear.

FRONT GARDEN

Lawn area with established shrubs, paved area providing OFF STREET CAR PARKING SPACES, access to:

INTERGRAL GARAGE 18'3 x 8'3 (5.56m x 2.51m)

Up and over entrance door with access via private driveway, power and lighting, plumbing for washing machine.

COUNCIL TAX

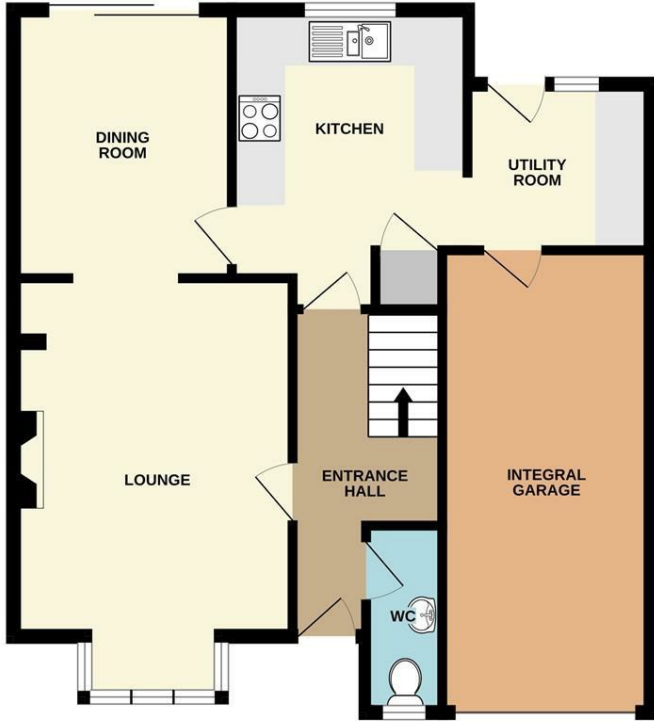
London Borough of Redbridge - Band F.

AGENTS NOTE

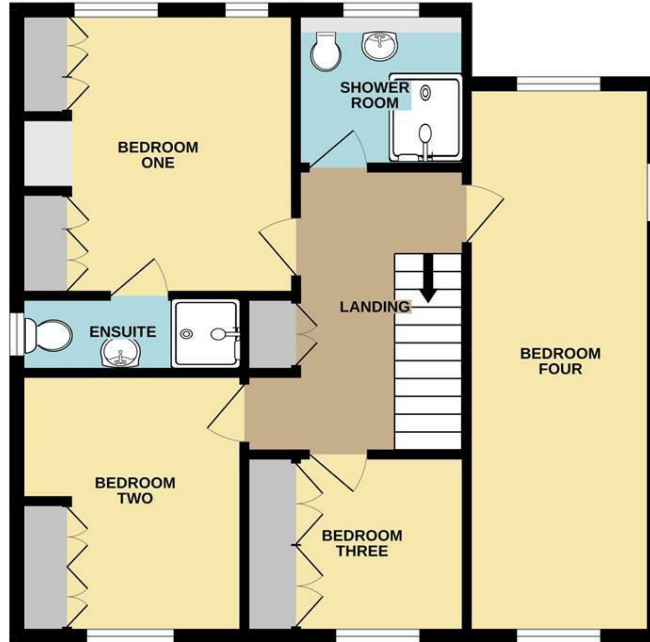
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
645 sq.ft. (59.9 sq.m.) approx.

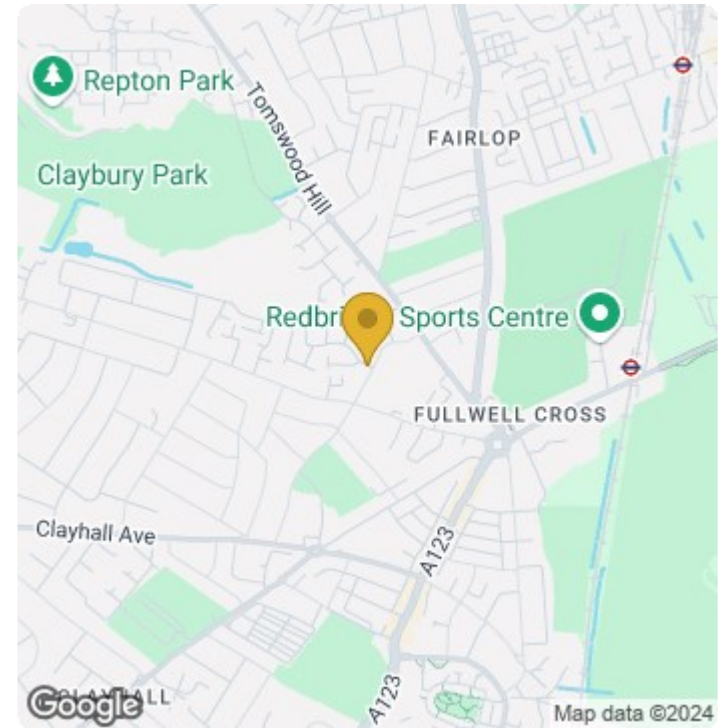


1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

