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13 Addison Road  
Barkingside, Essex IG6 2LW  
Price guide £470,000



## 13 Addison Road, Barkingside, Essex IG6 2LW

\*\*\* GUIDE PRICE £470,000 - £480,000 CHAIN FREE\*\*\* Arbon & Miller are delighted to offer this EXTENDED three bedroom mid terrace house located on Addison Road in the sought-after area of Barkingside close to local amenities, schools, and transport links. This delightful terraced house boasts Lounge, Kitchen, Conservatory/Lean to and Bathroom/WC to the ground floor. Situated in a prime location, this property offers convenience and accessibility to local amenities, schools, and transport links. Multiple OFF STREET PARKING spaces can be found to the front driveway.

### ENTRANCE PORCH 5'3 x 3'3 (1.60m x 0.99m)

UPVC double glazed entrance door with fixed sidelights, double glazed window with fanlight over, tiled floor, obscure UPVC double glazed door to:

### LOUNGE AREA 18'2 x 13'4 (5.54m x 4.06m)

Stairs to first floor, mock tudor style beams to walls, two light leaded light style double glazed window, further leaded light style double glazed window, double radiator, wood strip flooring, archway to:

### DINING AREA 11'8 x 8'5 (3.56m x 2.57m)

Wood strip flooring, coved cornice, double radiator, obscure leaded light style double glazed doors with obscure double glazed leaded light style fixed sidelights leading to kitchen, door to:

### BATHROOM 8'4 x 5'9 (2.54m x 1.75m)

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

### KITCHEN 9'2 x 8'5 (2.79m x 2.57m)

Range of wall and base units, one and half bowl stainless steel sink top with mixer tap, gas Gloworm boiler, part tiled walls, plumbing for washing machine, recess for fridge/freezer, gas cooker point, three light leaded light style double glazed window with fanlights over, obscure leaded light style double glazed door leading to:

### CONSERVATORY/LEAN TO 9'2 x 8'6 (2.79m x 2.59m)

Wood strip flooring, double glazed obscure leaded light style double doors leading to rear garden.

### FIRST FLOOR LANDING

Access to loft, doors to:

### BEDROOM ONE 18'4 narrowing to 14'9 x 10'2 (5.59m narrowing to 4.50m x 3.10m)

Two light leaded light style double glazed window, further leaded light style double glazed window, double radiator, coved cornice, wood strip flooring.

### BEDROOM TWO 11'7 x 9'9 (3.53m x 2.97m)

Two light double glazed window, wood strip flooring, coved cornice, radiator.

### BEDROOM THREE 8'10 x 8'5 (2.69m x 2.57m)

Two light double glazed window, radiator, wood strip flooring.

### REAR GARDEN

Mainly laid to lawn, timber shed at rear on hardstanding, outside light, outside tap.

### FRONT GARDEN

Providing OFF STREET PARKING for multiple vehicles.

### COUNCIL TAX

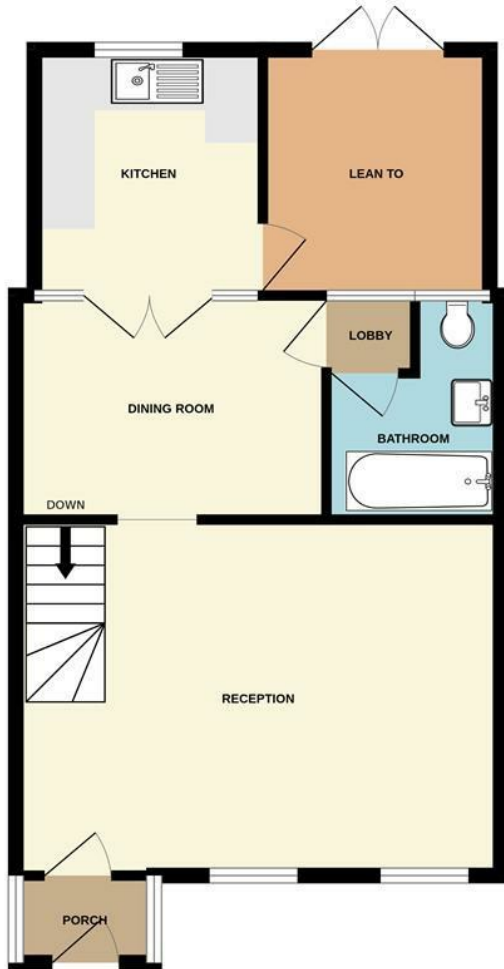
London Borough of Redbridge - Band C

### AGENTS NOTE

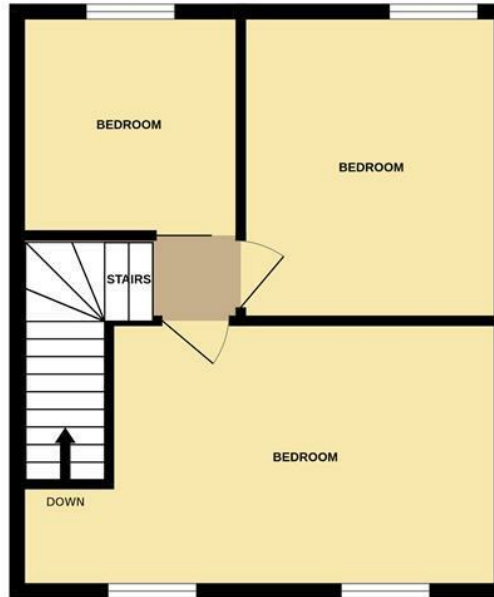
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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  
568 sq.ft. (52.8 sq.m.) approx.

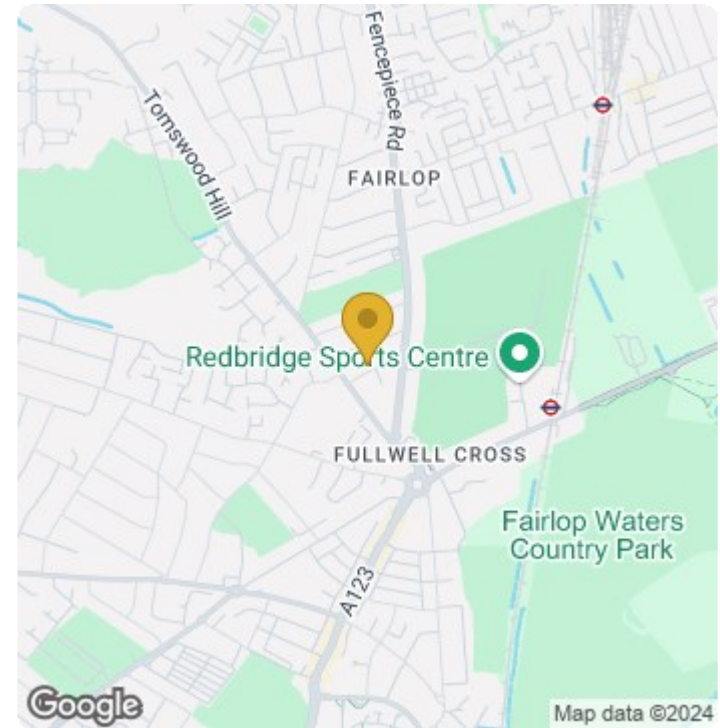


1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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>		

England & Wales

EU Directive  
2002/91/EC







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