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14A Fencepiece Road  
Barkingside, Essex IG6 2JX  
£2,250

## 14A Fencepiece Road, Barkingside, Essex IG6 2JX

Arbon and Miller are pleased to offer this extended semi-detached house situated within close proximity of local shopping facilities and bus services, and within a 3/4 of a mile of both Hainault & Fairlop central line stations which offers direct access to Stratford within 20 minutes and Liverpool Street within 30 minutes. The property offers 23'10 Extended Reception Room, 13'2 Kitchen to the ground floor and 3 bedrooms and bathroom to the first floor. The interior space is complimented by an Integral Garage, Rear Garden backing onto playing fields and offers OFF STREET PARKING to the front driveway.

**ENTRANCE PORCH 5'11 x 2'9 (1.80m x 0.84m)**

Entrance door, door to rear, door to:

**ENTRANCE HALL 15'2 x 5'6 (4.62m x 1.68m)**

Understairs storage cupboard, double radiator, coved cornice.

**KITCHEN 13'2 x 6'11 (4.01m x 2.11m)**

Wall and base units, working surfaces, cupboards and drawers, plumbing for washing machine, built-in oven with gas hob and extractor fan over, one and half bowl sink top with mixer tap, part tiled walls, two double glazed windows.

**EXTENDED RECEPTION ROOM 23'10 max x 15'3 narrowing to 14'1 (7.26m max x 4.65m narrowing to 4.29m)**

Double glazed double doors to rear with double glazed window either side, obscure double glazed window, three double radiators, coved cornice.

**FIRST FLOOR LANDING 9'5 x 5'6 (2.87m x 1.68m)**

Coved cornice, radiator, storage cupboard housing hot water cylinder.

**BEDROOM ONE 15'3 into wardrobes x 10'7 (4.65m into wardrobes x 3.23m)**

Three light double glazed window, fitted wardrobes, radiator, coved cornice, storage cupboard.

**BEDROOM TWO 13'2 x 7'5 to extremes (4.01m x 2.26m to extremes)**

Double glazed window, radiator, coved cornice.

**BEDROOM THREE 10'2 x 7'6 (3.10m x 2.29m)**

Double glazed window, storage cupboard, radiator, coved cornice.

**BATHROOM 5'6 x 5'5 (1.68m x 1.65m)**

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, tiled walls, radiator, obscure double glazed window.

**SEPARATE WC 5'6 x 2'7 (1.68m x 0.79m)**

Low level wc, tiled walls, obscure double glazed window.

**REAR GARDEN**

Mainly laid to lawn, flower and shrub borders, patio area, timber built shed, side

access, outside tap, security light, external power point.

**FRONT GARDEN**

Providing OFF STREET PARKING.

**INTEGRAL GARAGE**

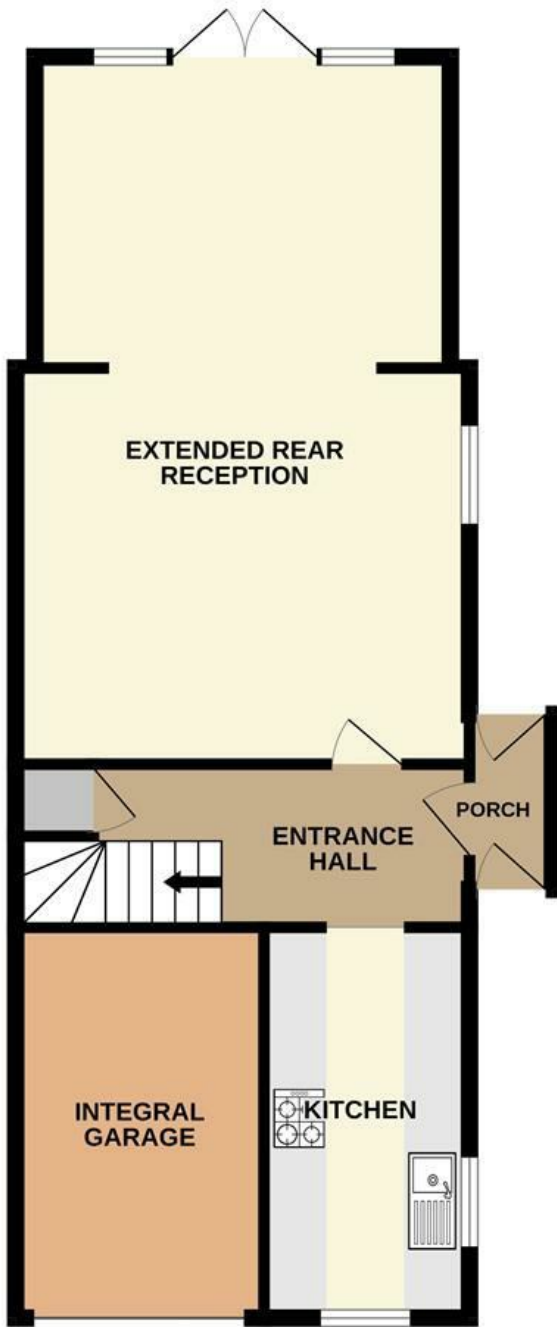
**COUNCIL TAX**

London Borough of Redbridge - Band D

**AGENTS NOTE**

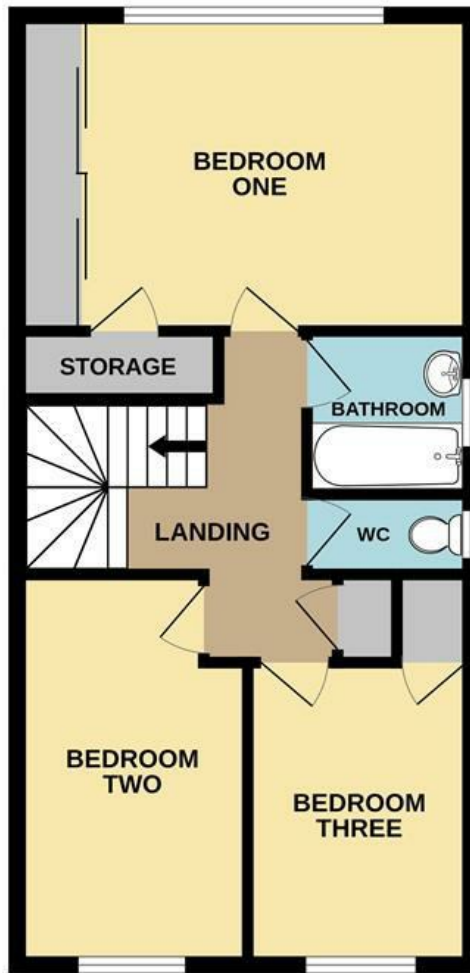
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



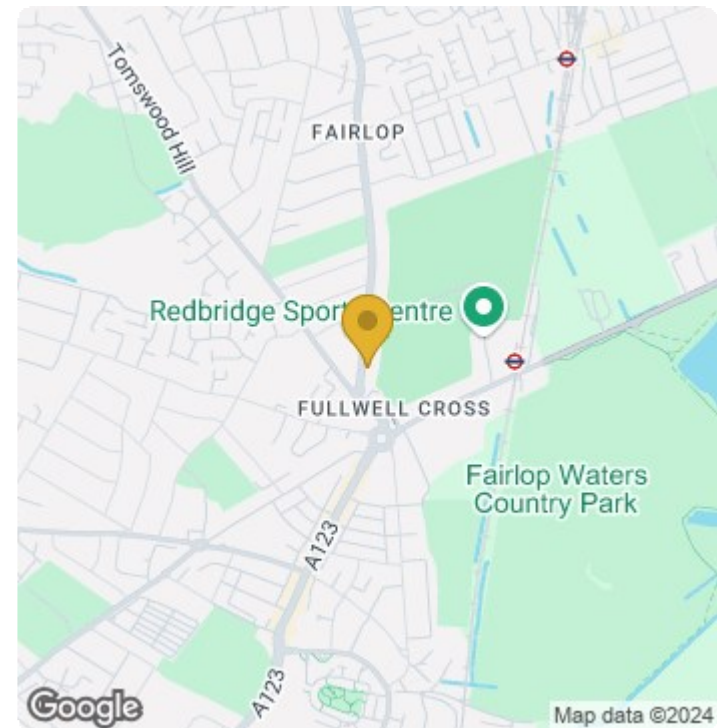


GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.

TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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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1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</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	

