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20 Emmott Avenue
Barkingside, Essex IG6 1AL
Offers in the region of £499,995

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Arbon & Miller are delighted to offer this spacious three-bedroom end-of-terrace house offered with NO ONGOING CHAIN. Requiring a program of modernisation throughout, the property offers the perfect opportunity for buyers to design a home to their own specific requirements. In addition to general updating, buyers may wish to consider the EXCELLENT DEVELOPMENT POTENTIAL the property has to offer via loft conversion and/or rear extension (subject to usual planning consent). Located on this favorable residential turning nestled between Ashurst Drive and Horns Road, Emmott Avenue is close to local primary and secondary schools, bus services and within 0.5 miles of both Barkingside & Newbury Park Central Line Stations with the later offering direct access to Statford & Liverpool Street Stations within 20 minutes and 30 minutes respectively. An excellent opportunity to acquire a fine home in a very enviable location.

ENTRANCE PORCH

Aluminium obscure double glazed entrance door with fixed sidelights, obscure glazed door with fixed sidelights leading to:

ENTRANCE HALL 16'2 x 5'7 max (4.93m x 1.70m max)

Radiator, coved cornice, stairs to first floor, understairs storage cupboard housing meters, recess currently housing fridge with overhead storage.

FRONT RECEPTION 14'9 into bay x 12'9 (4.50m into bay x 3.89m)

Five light double glazed aluminium bay window with fanlights over, radiator, feature fireplace surround, three wall light points.

REAR RECEPTION 12' x 11'7 (3.66m x 3.53m)

Coved cornice, radiator, aluminium double glazed sliding door with fixed sidelight leading to garden with fanlights over.

KITCHEN 8'7 x 7'2 (2.62m x 2.18m)

Base units, glazed wall units, working surface, cupboards and drawers, plumbing for washing machine, stainless steel sink top with tiled splashback, wall mounted boiler, multi glazed door and louver style window to:

LEAN TO/LOBBY AREA

Gate leading to shared side entrance/driveway, glazed double doors to rear garden, glazed double doors to work room.

WORK ROOM 8'5 x 6'7 max (2.57m x 2.01m max)

Power and lighting, window to flank.

FIRST FLOOR LANDING 11' x 6' (3.35m x 1.83m)

Secondary glazed obscure two light window to flank, access to loft, built-in storage cupboard.

BEDROOM ONE 15' into bay x 12' into wardrobe recess (4.57m into bay x 3.66m into wardrobe recess)

Five light double glazed aluminium bay window with fanlights over, two radiators, coved cornice, built-in wardrobe cupboards to chimney breast recesses with further overhead cupboards.

BEDROOM TWO 12' into door recess narrowing to 11' x 11'9 (3.66m into door recess narrowing to 3.35m x 3.58m)

Three light aluminium double glazed window with fanlight over to rear, radiator, built-in cupboard.

BEDROOM THREE 8'9 x 7' (2.67m x 2.13m)

Aluminium double glazed window with obscure fanlight over, coved cornice, (no radiator).

BATHROOM 4'8 x 4'7 (1.42m x 1.40m)

Panel enclosed bath with shower unit over, pedestal wash hand basin, tiled walls, aluminium obscure double glazed window.

SEPARATE WC 4'1 x 2'6 (1.24m x 0.76m)

Low level wc, tiled walls, obscure window with fanlight over to flank.

REAR GARDEN

Outside tap, small paved patio area, abundance of established trees, shrubs and flowers, side path leading to storage shed and greenhouse at rear, remainder mainly laid to lawn.

COUNCIL TAX

London Borough of Redbridge - Band E

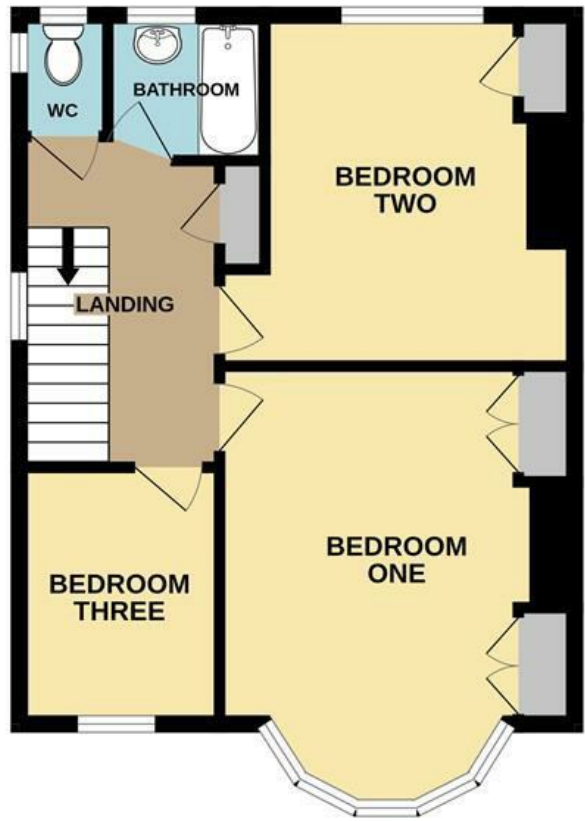
AGENTS NOTE

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
606 sq.ft. (56.3 sq.m.) approx.

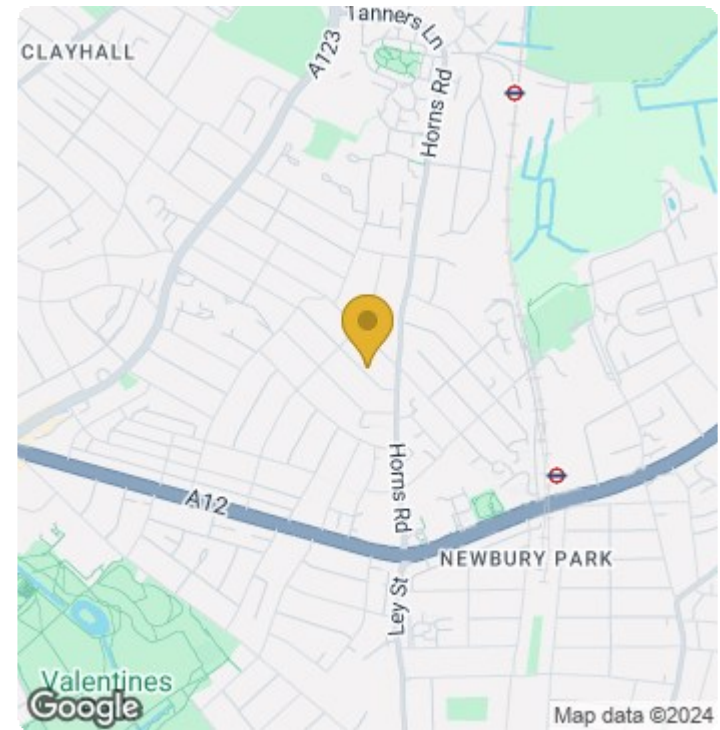


1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.

TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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		87
(81-91) B		
(69-80) C	63	
(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	



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