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102 Genas Close
Barkingside, Essex IG6 2PL
Price guide £590,000

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*** GUIDE PRICE £590,000 - £610,000 *** Arbon & Miller are delighted to offer this attractive three bedroom end terrace town house set in this quiet cul-de-sac position on the ever popular Timberdene Estate. The ground floor consists of a spacious Kitchen diner with double doors to Rear Garden, with internal access to the integral garage & downstairs Cloakroom. The first floor boasts a well appointed Bedroom and lounge with direct access to a Balcony offering views over Claybury Park. to the second floor we have a large principle bedroom with Ensuite Shower Room, further double bedroom and family bathroom. The property is within 3/4 of a mile of Fairlop Central Line Station and Barkingside High Street, with its wide range of shops, restaurants and other local amenities. Regular bus services can be accessed via nearby Fullwell Avenue and Tomswood Hill. A popular residential location, which benefits from being close to popular Primary and Secondary Schools, this fantastic end terrace dwelling offers many features which can only be truly appreciated by carrying out an internal inspection.

ENTRANCE HALL 19'5 x 6'7 (5.92m x 2.01m)

Composite entrance door, double glazed window to flank, wood strip flooring, double radiator, coved cornice, door to garage, door to:

KITCHEN/DINER 16'1 x 14'6 (4.90m x 4.42m)

Range of wall and base units, working surfaces, cupboards and drawers, electric Halogen hob with extractor hood over and under counter, double oven, gas point, fitted fridge/freezer, integrated washing machine and dishwasher, cupboard housing Valiant boiler, one and half bowl stainless steel sink top unit with mixer tap, two light leaded light style double glazed window, double glazed double doors to rear garden, tiled floor, coved cornice, double radiator.

CLOAKROOM 7'2 x 3'3 (2.18m x 0.99m)

Wash hand basin with mixer tap, close coupled wc, double radiator, tiled floor, part tiled walls, extractor fan.

FIRST FLOOR LANDING 16'1 x 6'4 (4.90m x 1.93m)

Wood strip flooring, double radiator, storage cupboard, stairs to second floor, doors to:

RECEPTION ROOM 16'1 x 12'2 (4.90m x 3.71m)

Two light leaded light style double glazed window, double glazed leaded light style double doors leading to Balcony, wood strip flooring, two double radiators, coved cornice.

BEDROOM THREE 16'1 x 9'2 (4.90m x 2.79m)

Three light leaded light style double glazed window, further double glazed leaded light style window, double radiator, wood strip flooring.

SECOND FLOOR LANDING

Wood strip flooring, access to loft, doors to:

BEDROOM ONE 16'1 x 12'2 into wardrobe recess (4.90m x 3.71m into wardrobe recess)

Two light leaded light style double glazed window, wood strip flooring, double radiator, coved cornice, fitted wardrobe, door to:

ENSUITE SHOWER ROOM 7'7 x 6;7 (2.31m x 1.83m;2.13m)

Shower cubicle with glazed shower door, mixer tap and shower attachment over, wash hand basin with mixer tap, close coupled wc, part tiled walls, tiled floor, heated towel rail, extractor fan, two light obscure leaded light style double glazed window.

BEDROOM TWO 16'1 x 9'2 (4.90m x 2.79m)

Two double glazed two light leaded light style windows, double radiator, wood strip flooring.

BATHROOM 7'3 x 6'3 (2.21m x 1.91m)

Panel enclosed bath with mixer tap, hand held shower attachment, mixer tap and shower attachment over, wash hand basin with mixer tap, close coupled wc, heated towel rail, tiled walls, tiled floor, extractor fan, airing cupboard housing Megaflo system.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING for two cars. Remainder laid to lawn, mature shrubs, outside light.

INTEGRAL GARAGE 16'6 x 8'10 (5.03m x 2.69m)

Up and over door, power and lighting.

REAR GARDEN

South facing rear garden, Patio area, remainder laid to lawn, outside light, outside tap, outside electric point, pedestrian side access.

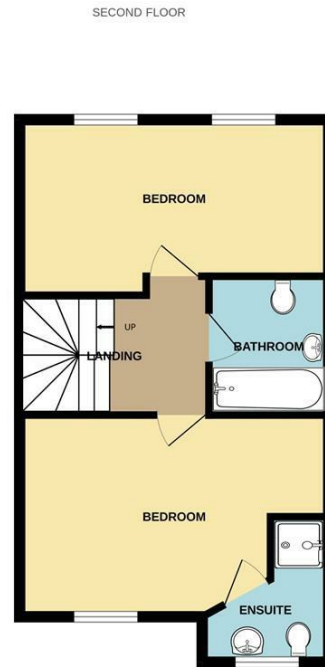
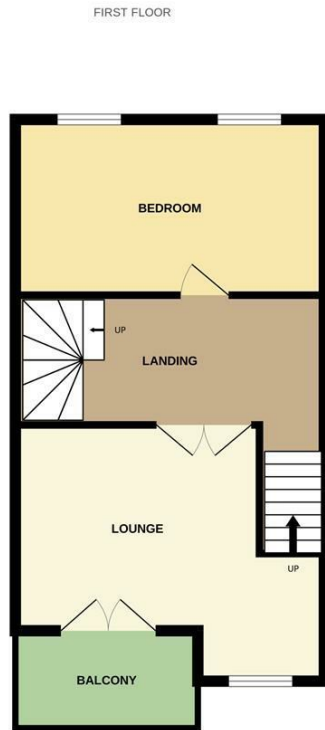
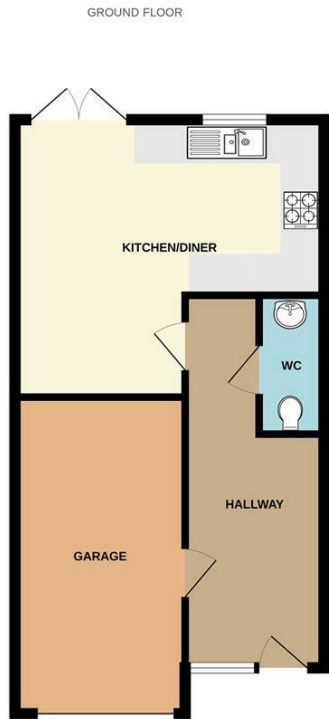
COUNCIL TAX

London Borough of Redbridge - Band E

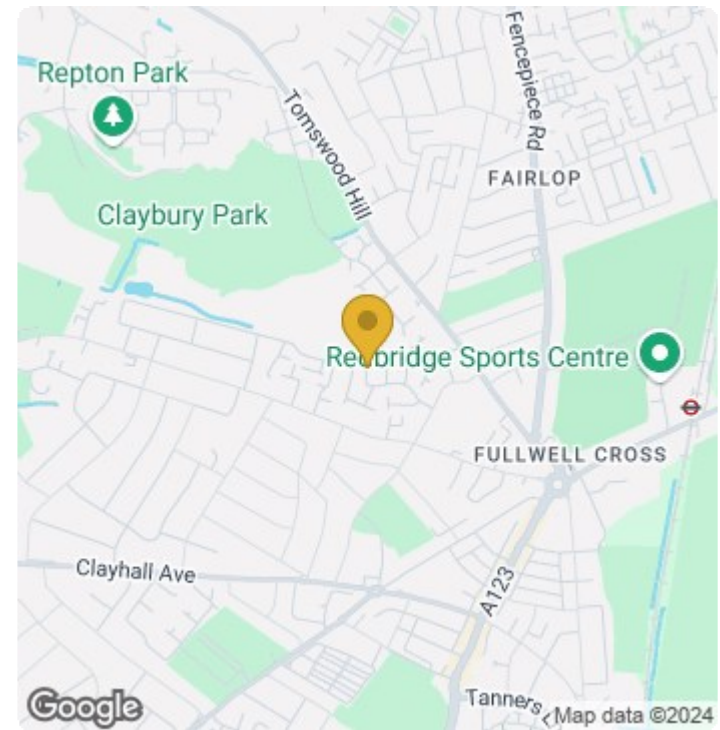
AGENTS NOTE

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.





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		87
(69-80) C	78	
(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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