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12 Sydney Road
Barkingside, Essex IG6 2ED
Price guide £625,000

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*** Price Guide: £625,000 to £650,000. *** We are delighted to offer this 3 bed end of terrace house WITH EXCELLENT SCOPE FOR FURTHER DEVELOPMENT (STPP) located directly off Barkingside High Street with its wide variety of shops, restaurants, cafes and local amenities. Fairlop and Barkingside Central Line stations are within 1/4 mile with the latter offering direct access to Stratford within approx 20 minutes and Liverpool Street within approx 30 minutes. The property boasts Through Lounge, Extended Kitchen to the ground floor. To the first floor are 3 bedrooms and family bath/shower room. There is a rear garden measuring approx 85ft. attached garage and OFF STREET PARKING TO THE FRONT.

ENTRANCE HALL 13'6 x 5'4 (4.11m x 1.63m)

Composite entrance door with obscure double glazed inserts, wood strip flooring, double radiator, stairs to first floor, understairs storage cupboard.

LOUNGE 29'8 into bay x 12'3 max (9.04m into bay x 3.73m max)

Seven light double glazed bay with fanlights over, radiator, further double radiator, fireplace with gas fire, wood strip flooring, double glazed sliding door with fixed sidelight leading to rear garden.

EXTENDED KITCHEN/DINER 17' x 9' max (5.18m x 2.74m max)

Wall and base units, working surfaces, cupboards and drawers, built-in oven with four ring gas hob and extractor fan over, one and half bowl stainless steel sink top unit, part tiled walls, double radiator, open to lean to with double radiator, three light double glazed window with fanlights over, obscure UPVC double glazed door leading to rear garden.

FIRST FLOOR LANDING

Access to loft, obscure double glazed window with fanlight over to flank, wood strip flooring, storage cupboard, doors to:

BEDROOM ONE 15' into bay x 11'3 (4.57m into bay x 3.43m)

Seven light double glazed bay with fanlights over, fitted wardrobes to one wall, double radiator.

BEDROOM TWO 11'5 x 10'3 (3.48m x 3.12m)

Double glazed window with fanlight over, wood strip flooring, radiator.

BEDROOM THREE 7'6 x 6'7 (2.29m x 2.01m)

Three light double glazed oriel bay with fanlights over, wood strip flooring, double radiator.

BATHROOM 7'5 x 6'4 (2.26m x 1.93m)

Panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, low level wc, tiled walls, radiator, storage cupboard, obscure double glazed window with fanlight over, further obscure double glazed window, extractor fan.

REAR GARDEN

Paved patio area, remainder laid to lawn, paved path leading to rear, outside light, door to garage, outside tap.

ATTACHED GARAGE

Up and over door.

FRONT GARDEN

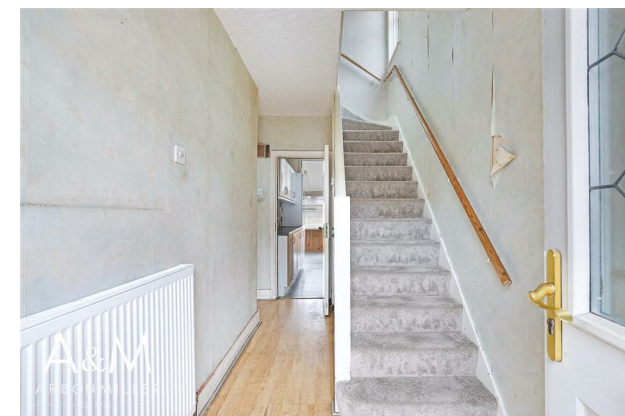
Paved front garden providing OFF STREET PARKING.

COUNCIL TAX

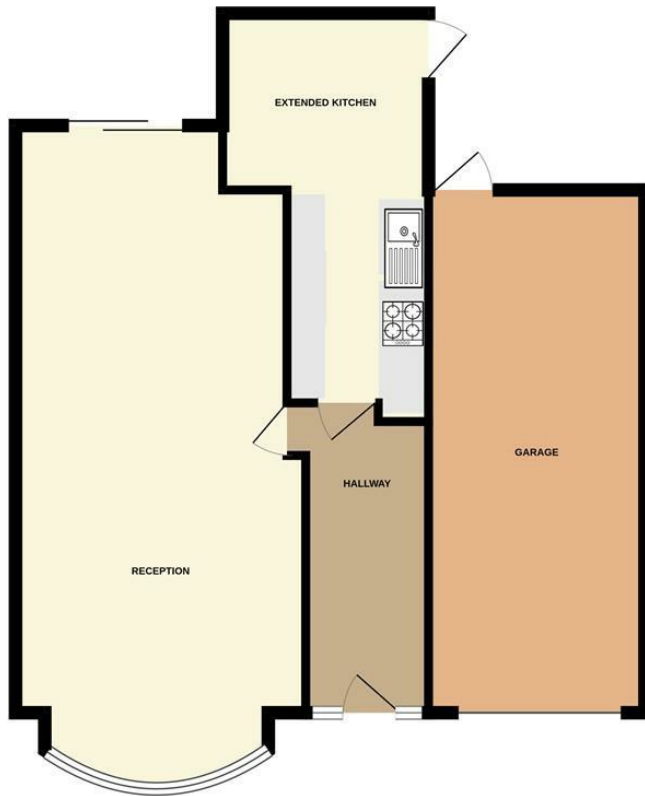
London Borough Of Redbridge - Band D

AGENTS NOTE

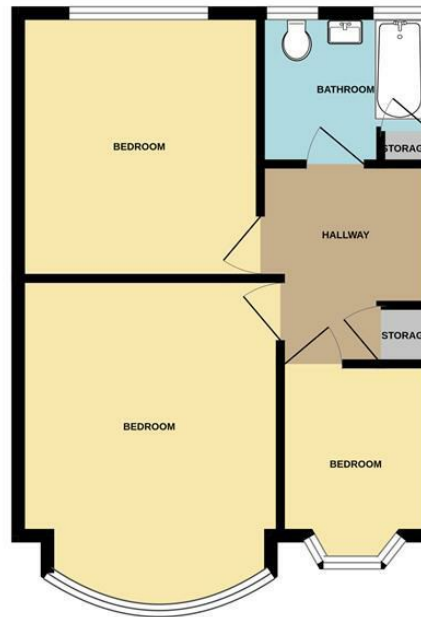
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
744 sq.ft. (69.1 sq.m.) approx.

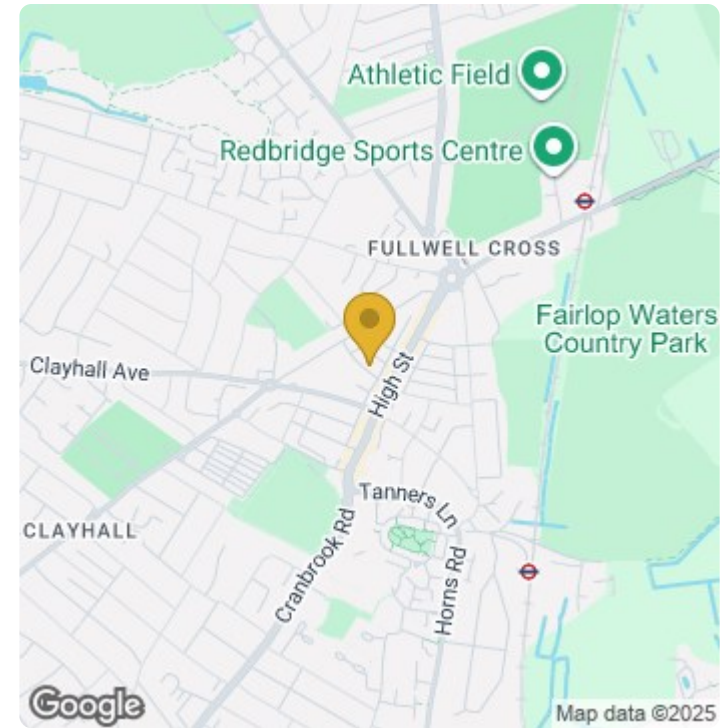


1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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		
(69-80) C		
(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	

