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20 Ardwell Avenue
Barkingside, Essex IG6 1AW
Price guide £525,000

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*** GUIDE PRICE £525,000 - £550,000 *** This well-presented three-bedroom mid-terrace house is located in a popular residential area and offers excellent living space for families or first-time buyers. The property benefits from a half-width rear extension, creating a bright and spacious kitchen/dining area ideal for modern living. An additional ground floor shower room provides great convenience, complementing the main family bathroom upstairs. There are three good-sized bedrooms, a welcoming lounge, and a private rear garden perfect for relaxing or entertaining. Situated close to local schools, shops, and transport links, this home is well positioned for access to both Barkingside and Newbury Park Stations as well as nearby parks and amenities.

ENTRANCE PORCH 5'8 x 2'3 (1.73m x 0.69m)

UPVC entrance door with double glazed leaded light style inserts, double glazed sidelights and fanlights, tiled floor, wooden door with glazed inserts and obscure glazed fixed sidelights leading to:

ENTRANCE HALL 15,3 x 6'6 to extremes (4.57m, 0.91m x 1.98m to extremes)

Stairs to first floor with cupboard under, dado rail, tiled floor, double radiator, doors to:

RECEPTION ONE 13'5 into bay x 12'1 max (4.09m into bay x 3.68m max)

Five light double glazed bay with fanlights over, double radiator, coved cornice.

WET ROOM 6'6 x 2'5 (1.98m x 0.74m)

Mixer tap with shower attachment and rainforest shower head, extractor fan, wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, spotlights to ceiling.

RECEPTION TWO 11'9 x 11 (3.58m x 3.35m)

Tiled floor, three double radiators, spotlights to ceiling, double glazed double doors leading to rear garden with fanlights over, open to:

KITCHEN 15'6 x 8'3 (4.72m x 2.51m)

Range of wall and base units, working surfaces, cupboards and drawers, five burner gas hob with extractor fan over, one and half bowl sink top unit with mixer tap, double glazed window, further double glazed window with fanlight over to flank, part tiled walls, extractor fan, double glazed skylight window, eye level double oven, plumbing for dishwasher, integrated washing machine, tiled floor.

FIRST FLOOR LANDING 9 x 6'10 (2.74m x 2.08m)

Access to loft, dado rail, doors to;

BEDROOM ONE 13'8 into bay x 10'8 into wardrobe (4.17m into bay x 3.25m into wardrobe)

Fitted wardrobes to one wall, five light double glazed bay with fanlights over, double radiator, coved cornice.

BEDROOM TWO 12 x 11 (3.66m x 3.35m)

Fitted wardrobes to one wall, three light double glazed window with fanlights over, double radiator, spotlights to ceiling.

BEDROOM THREE 9 x 6'10 (2.74m x 2.08m)

Two light double glazed window with fanlights over, double radiator, fitted cupboards, coved cornice.

BATHROOM 6'10 x 5'9 (2.08m x 1.75m)

Panel enclosed bath with mixer tap, shower attachment and glazed shower screen, pedestal wash hand basin with mixer tap, low level wc, tiled floor, part tiled walls, extractor fan, spotlights to ceiling, coved cornice.

REAR GARDEN

Raised decking area with steps leading down to lawn area, stepping stones to rear, rear patio area, flower bed, timber shed with power and lighting, outside tap, outside light.

FRONT GARDEN

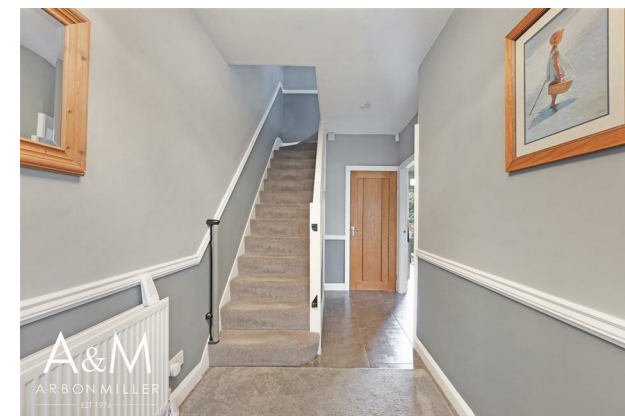
Paved front garden providing OFF STREET PARKING for two vehicles.

COUNCIL TAX

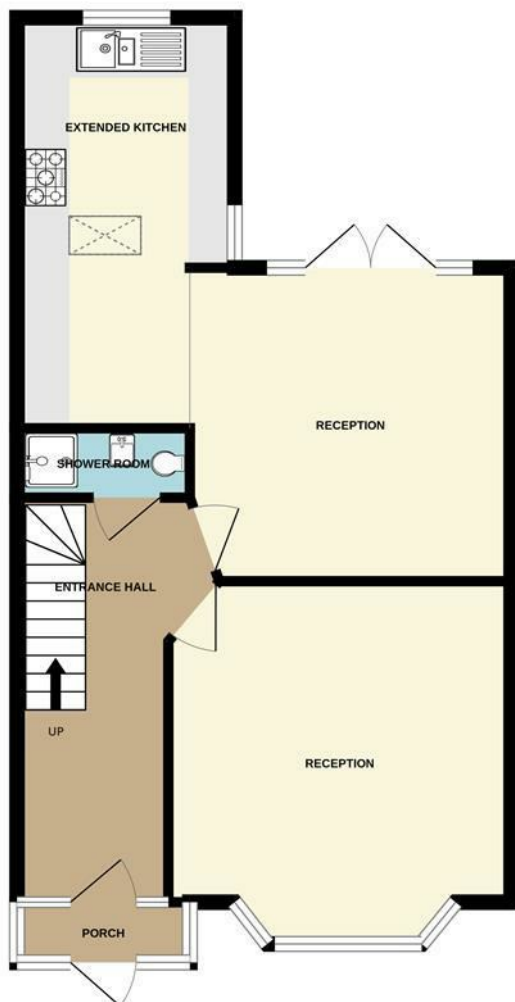
London Borough of Redbridge - Band D

AGENTS NOTE

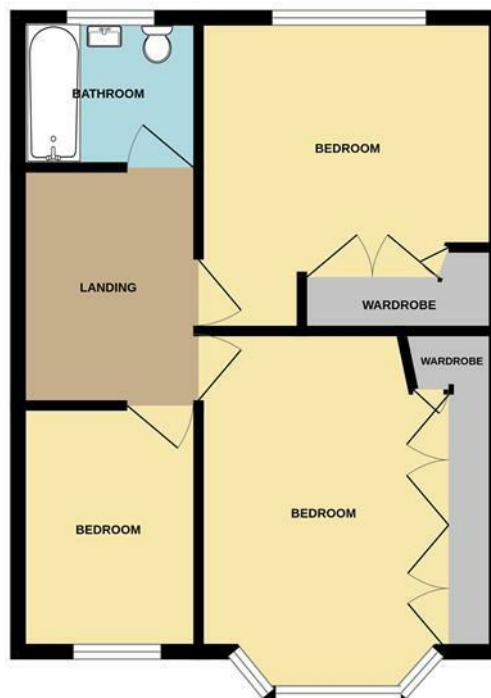
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
549 sq.ft. (51.0 sq.m.) approx.

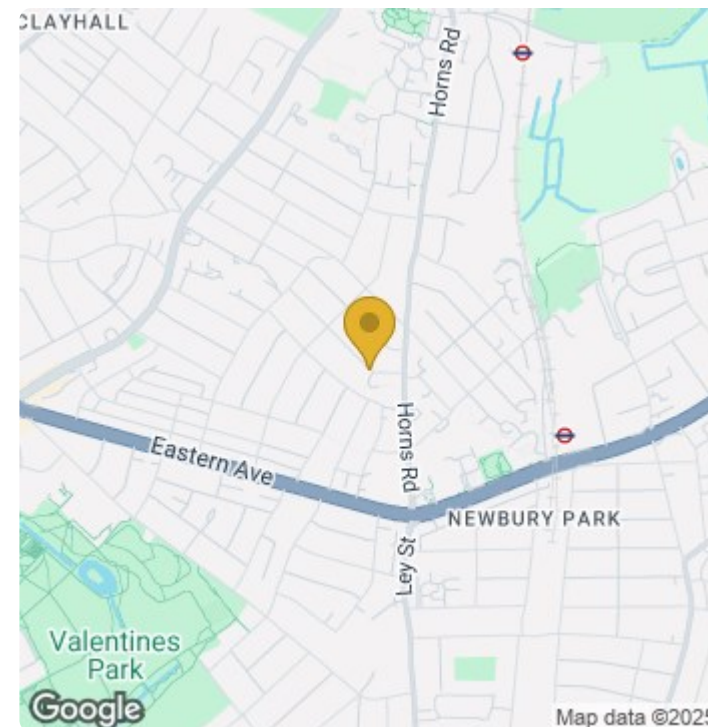


1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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 

