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336 Horns Road
Barkingside, Essex IG6 1BT
Price £475,000

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Arbon & Miller are pleased to offer this spacious three bedroom semi-detached house offered with NO ONGOING CHAIN and great potential for REDEVELOPMENT by means of rear extension and/or loft conversion (subject to usual planning consents). Ideally located within a short walk to BARKINGSIDE CENTRAL LINE STATION which offers direct access to Stratford within approx, 20 minutes and Liverpool Street within approx, 30 minutes. Barkingside High Street is within 1/2 mile which offers a wide range of local shops, restaurants and cafes, and several local amenities. The ground floor consists of a large Entrance Hall, 12ft4 Front Reception, 13'9 Rear Reception, 12'6 Kitchen with a large walk-in Larder Cupboard. The first floor boasts a 14ft1 Master Bedroom, 12ft7 Bedroom Two, 9ft4 Bedroom Three and 9ft4 Bathroom with separate WC. The property benefits from a 75FT REAR GARDEN which provides an excellent opportunity to erect a multi-purpose outbuilding (subject to usual planning consents). There is also a large front Garden with off street parking provided via dropped kerb. An excellent opportunity to acquire a good size home in a popular residential turning close to amenities and with considerable potential to enlarge and develop. Interest is expected to be high.

ENTRANCE HALL

Entrance door with double glazed fixed sidelight, radiator, dado rail, stairs to first floor, doors to:

FRONT RECEPTION 12'4 x 9'9 (3.76m x 2.97m)

Two light double glazed window with fanlight over, radiator, picture rail.

REAR RECEPTION 13'9 x 12'7 (4.19m x 3.84m)

Radiator, two wall light points, glazed door with fixed sidelight to rear garden, door to:

KITCHEN 12'6 x 6'4 (3.81m x 1.93m)

Base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, wall mounted boiler (not tested), part tiled walls, large larder cupboard/understairs storage housing meters, double glazed window with fanlight over, door leading to side access.

LANDING

Access to all rooms, obscure glazed window.

BEDROOM ONE 14'1 x 12'5 (4.29m x 3.78m)

Two light double glazed window with fanlight over, radiator, built-in storage cupboard.

BEDROOM TWO 12'7 x 10'4 into door recess narrowing to 7'10 (3.84m x 3.15m into door recess narrowing to 2.39m)

Double glazed window with fanlights over, radiator, cupboard housing water cylinder.

BEDROOM THREE 9'4 x 6'6 (2.84m x 1.98m)

Double glazed window with fanlights over, radiator.

BATHROOM 9'4 into door recess narrowing to 6'9 x 5'6 (2.84m into door recess narrowing to 2.06m x 1.68m)

Panel enclosed bath with separate electric shower attachment, vanity unit with wash hand basin, access to loft, part tiled walls, double glazed window with fanlight over.

SEPARATE WC 5'5 x 2'6 (1.65m x 0.76m)

Low level wc, obscure double glazed window.

REAR GARDEN

Mature 75ft rear garden mainly laid to lawn. Side Access.

FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES.

COUNCIL TAX

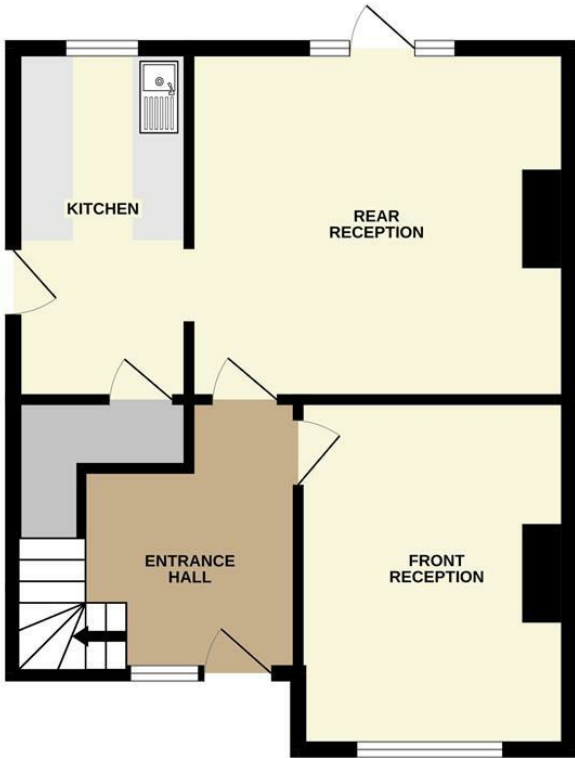
London Borough of Redbridge - Band D

AGENTS NOTE

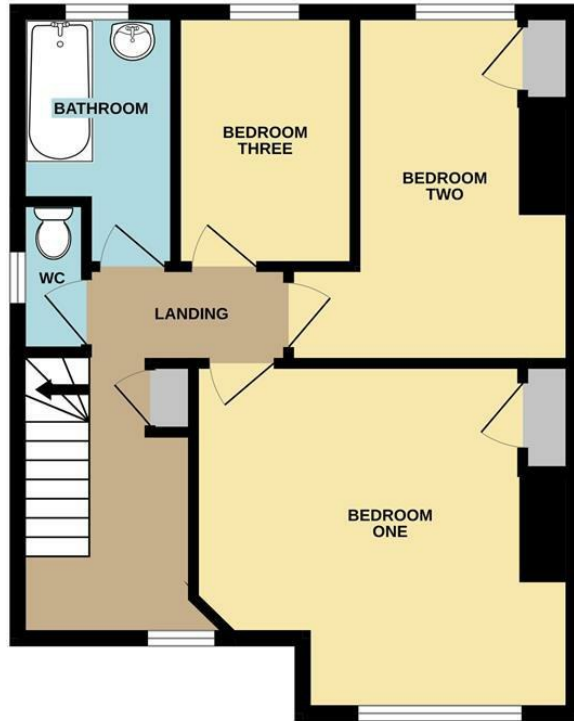
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
474 sq.ft. (44.0 sq.m.) approx.

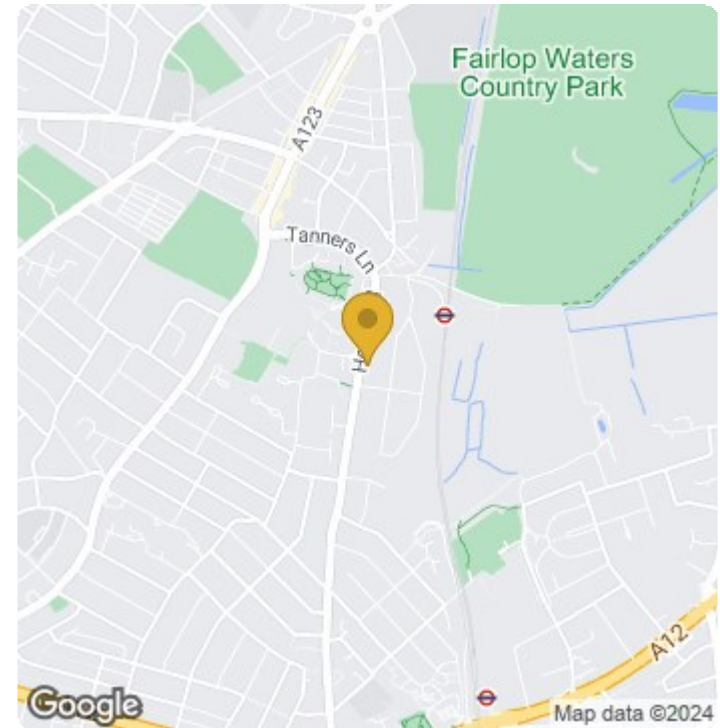


1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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