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49 Sunnymede Drive
Barkingside, Essex IG6 1JX
Price guide £600,000

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*** Price Guide £600,000 - £625,000 *** Arbon & Miller are proud to present to the market this CHAIN FREE three bedroom Halls Adjoining semi, situated in the heart of Barkingside in this sought-after residential turning within very close proximity to excellent local amenities, transport links and favourable schools, This already spacious home provides excellent potential for further development through a rear extension and/or loft extension (STPP). The property is prominently positioned ideally situated within walking distance of local shops, restaurants, cafes, high-street supermarkets and public transport. CALL NOW TO VIEW.

ENTRANCE PORCH 6'2" x 3'10 (1.88m x 1.17m)

UPVC entrance door with obscure leaded light style double glazed inserts and obscure fixed sidelights, built-in storage cupboard, obscure multi glazed wooden door with obscure fixed sidelight leading to:

OPEN PLAN HALL/DINING ROOM 23'3 x 11'7 (7.09m x 3.53m)

Stairs to first floor, wood strip flooring, three double radiators, double glazed sliding door with fixed sidelight leading to rear garden, door to:

CLOAKROOM

Low level wc, vanity unit with wash hand basin and mixer tap, heated towel rail, tiled walls, tiled floor, obscure glazed fanlight.

RECEPTION ROOM 14'7 into bay x13'10 (4.45m into bay x4.22m)

Five light double glazed bay with fanlights over, stone fireplace surround, fitted bookshelves to one wall with concealed lighting, coved cornice, double radiator.

KITCHEN 12'9 x 8'7 (3.89m x 2.62m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl stainless steel sink top with mixer tap, eye level double oven, recess for fridge/freezer, plumbing for washing machine and dishwasher, concealed lighting, four burner gas hob with extractor fan over, part tiled walls, double radiator, double glazed window with fanlight over, UPVC double

glazed obscure leaded light style door with obscure glazed fixed sidelights leading to side access.

FIRST FLOOR LANDING

Access to loft, airing cupboard, coved cornice, two light leaded light style coloured obscure window with coloured leaded light style fanlights over.

BEDROOM ONE 14'6 into bay x 13'7 (4.42m into bay x 4.14m)

Five light double glazed bay with fanlights over, double radiator, fitted wardrobes to one wall, further fitted units with overhead storage, coved cornice, ceiling fan.

BEDROOM TWO 13'9 x 10 (4.19m x 3.05m)

Three light double glazed window with fanlight over, double radiator, fitted wardrobes to one wall, coved cornice.

BEDROOM THREE 10'7 x 9'4 (3.23m x 2.84m)

Currently used as office. Two light double glazed window with fanlight over, radiator, coved cornice. High and low level storage cupboards.

BATHROOM 9'10 x 6'6 (3.00m x 1.98m)

Panel enclosed bath with mixer tap and shower attachment over, vanity unit with wash hand basin and mixer tap, low level wc, corner glazed shower cubicle with mixer tap, heated towel rail, part tiled walls, inset spotlights to ceiling, coved cornice, two obscure two light double glazed windows.

FRONT GARDEN

Providing multiple OFF STREET PARKING space, mature tree and shrub borders.

REAR GARDEN

Paved patio area with remote controlled awning, remainder laid to lawn, mature tree and shrub borders, timber shed on hardstanding, outside light, outside tap, pedestrian side access.

GARAGE

In block.

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
712 sq.ft. (66.1 sq.m.) approx.

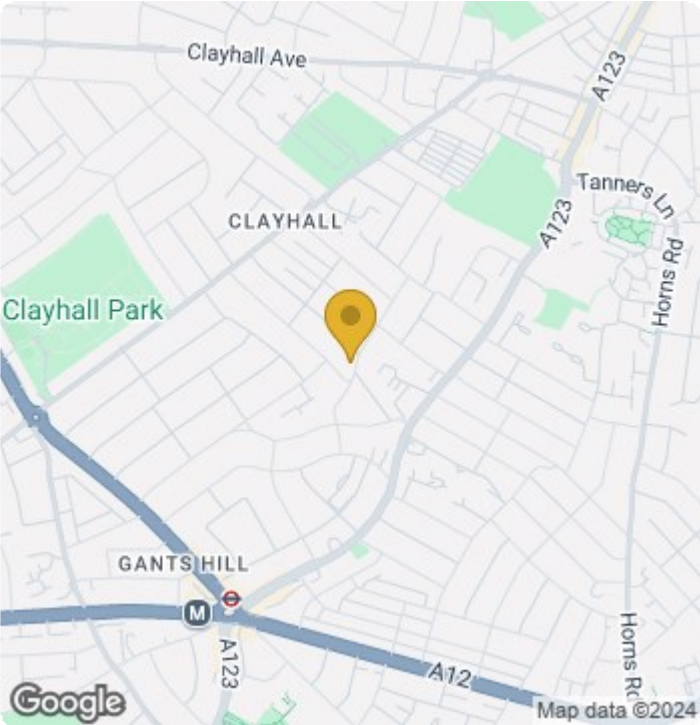



1ST FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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