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10 Woodville Gardens
Barkingside, Essex IG6 1LE
Offers in the region of £575,000

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An immaculately presented and extended three-bedroom family home located on the sought-after Woodville Gardens, Barkingside, IG6, offering excellent living space and a superb finish throughout. The property features a large, well-established rear garden, a landscaped driveway providing off-street parking, and thoughtfully extended accommodation ideal for modern family living. Perfectly positioned for commuters, Barkingside Station and Fairlop Station (Central Line) are both within easy reach, offering direct access into the City and West End. The area is well served by highly regarded local schools including Clore Tikva Primary School, Beal High School, Ilford County High School, and Fairlop Primary School, making this an outstanding choice for families seeking a quality home in a prime Barkingside location.

ENTRANCE HALL 12'9 x 3' to extremes
(3.89m x 0.91m to extremes)

EXTENDED RECEPTION ROOM 22'4 x 11'4 max
(6.81m x 3.45m max)

EXTENDED KITCHEN 16'5 x 8'8 (5.00m x 2.64m)

DINING ROOM 15'6 into bay x 10'8
(4.72m into bay x 3.25m)

BEDROOM THREE / HOME OFFICE 10 x 7 (3.05m x 2.13m)

SHOWER ROOM 8 x 5'5 (2.44m x 1.65m)

LANDING

BEDROOM ONE 14'2 into bay x 11'4
(4.32m into bay x 3.45m)

BEDROOM TWO 13'8 x 11'4 (4.17m x 3.45m)

REAR GARDEN
APPROX 90FT

FRONT DRIVEWAY
PAVED PARKING FOR TWO VEHICLES

AGENTS NOTE

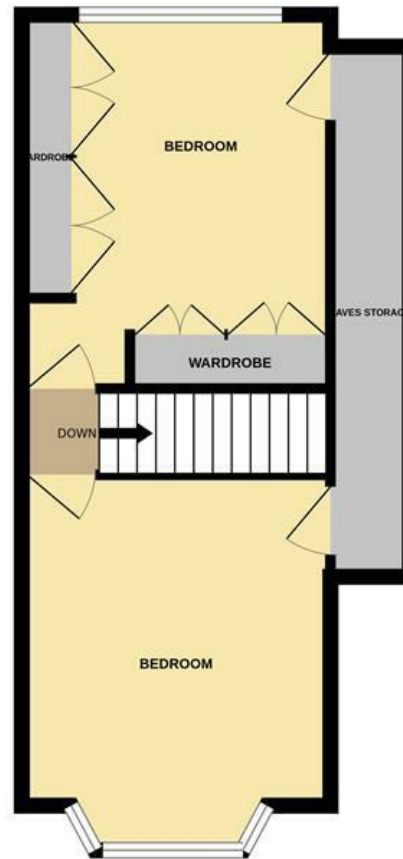
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
745 sq.ft. (69.2 sq.m.) approx.

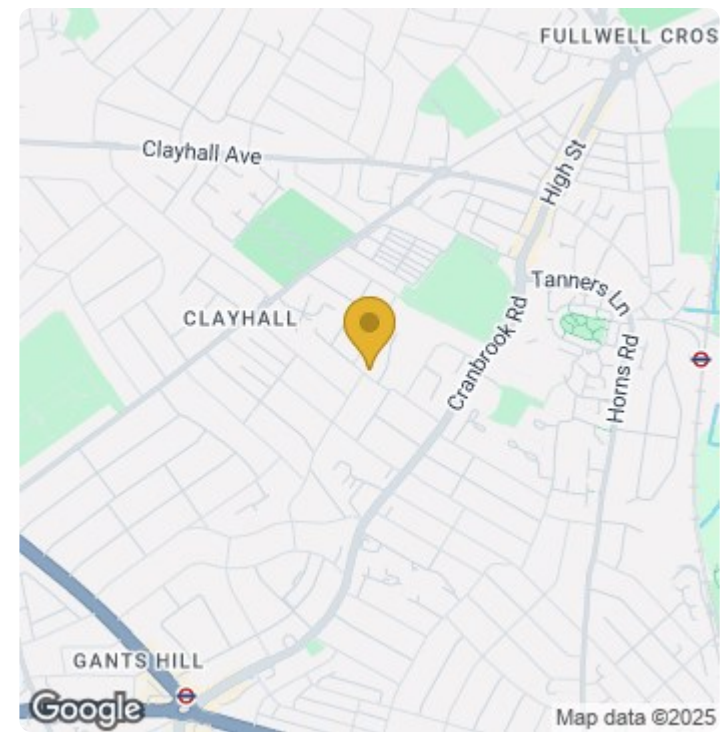


1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 