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14 Airthrie Road
Goodmayes, Essex IG3 9QU
Price £675,000

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Arbon & Miller are delighted to present this attractive four-bedroom semi-detached home, ideally located on the sought-after Airthrie Road. Offering spacious and versatile accommodation arranged over two floors. The property also benefits from both cellar and Partly boarded loft space. This property is perfectly suited for growing families. The ground floor comprises a welcoming entrance hallway, two generous reception rooms filled with natural light, a fitted kitchen, a separate utility area, and a convenient ground floor shower room. To the first floor, the property boasts four well-proportioned bedrooms and a family bathroom, providing both comfort and practicality. Externally, the home benefits from a private rear garden, perfect for entertaining and outdoor family living, as well as off-street parking to the front. Situated in a desirable residential area, Airthrie Road enjoys excellent access to local schools, parks, transport links including the Elizabeth Line, and amenities, making it an ideal choice for those seeking a balance of convenience and community. This property represents a fantastic opportunity to acquire a well-maintained family home in a highly regarded location, with scope to further enhance and add value.

ENTRANCE PORCH 7'5 x 2'3 (2.26m x 0.69m)

Wooden multi glazed door with fixed sidelight, tiled floor, original wooden entrance door with obscure glazed insert and coloured leaded light fanlights and sideights to:

ENTRANCE HALL 12'7 x 12'2 to extremes (3.84m x 3.71m to extremes)

Stairs to first floor, double radiator, door to cellar.

CELLAR 15'4 x 7'3 (4.67m x 2.21m)

Housing meters, power and lighting.

RECEPTION ONE 15'3 x 15'1 into bay (4.65m x 4.60m into bay)

Four light double glazed bay, double radiator, picture rail, further double radiator, ornate coved cornice.

RECEPTION TWO 12'9 x 10'5 (3.89m x 3.18m)

Double radiator, feature original stone fireplace surround and tiled insert, wood strip flooring, picture rail, ornate coved cornice, wooden multi paned double doors with fixed fanlight leading to;

CONSERVATORY 10'2 x 9' (3.10m x 2.74m)

Double glazed skylight window, double radiator, panelled walls, wooden multi glazed door to rear garden, two light double glazed window with fanlight over, further double glazed window with fanlight over.

DINING ROOM 12'2 x 9'5 (3.71m x 2.87m)

Wood strip flooring, tiled fireplace surround, double radiator, picture rail, ornate coved cornice, multi glazed obscure sliding door leading to:

UTILITY ROOM 5'5 x 3'9 (1.65m x 1.14m)

Wall cupboards, working surface, plumbing for washing machine, recess for fridge, tiled floor, tiled splashback, double glazed skylight window, door to:

SHOWER ROOM 5'5 x 5'3 (1.65m x 1.60m)

Corner shower cubicle with electric power shower, low level wc, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled floor, extractor fan, two light double glazed window.

KITCHEN 10'2 x 7'2 (3.10m x 2.18m)

Range of wall and base units, Granite working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, recess for oven with extractor fan over, wall mounted Vaillant boiler, recess for fridge/freezer, plumbing for dishwasher, double glazed skylight window, barn style door with double glazed insert leading to rear garden.

FIRST FLOOR LANDING

Access to loft, doors to:

BEDROOM ONE 15'3 into bay x 13'5 (4.65m into bay x 4.09m)

Four light double glazed bay, double radiator, wood strip flooring, original cast iron feature fireplace surround with tiled insert and hearth, picture rail, ornate coved cornice.

BEDROOM TWO 12'9 x 9'9 (3.89m x 2.97m)

Double glazed window with fixed fanlight over, solid wood flooring, radiator, original cast iron fireplace surround with tiled insert and hearth, picture rail.

BEDROOM THREE 12'1 x 9'3 to extremes (3.68m x 2.82m to extremes)

Double glazed window with fanlight over, radiator, fitted units to one wall, ornate coved cornice, wood strip flooring.

BEDROOM FOUR 9'7 x 7'9 to extremes (2.92m x 2.36m to extremes)

Double glazed window with fanlight over, airing cupboard

housing hot water tank, wood strip flooring, gas supply (Requires Connection), wash hand basin with tiled splashback.

BATHROOM 8'4 x 4'5 (2.54m x 1.35m)

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, double radiator, obscure double glazed window with fanlight over.

REAR GARDEN

Large rear garden with paved patio area, SHED 12'2 x 8'4 with power and lighting, outside light, outside tap, pedestrian side access, pond, mature trees and shrubs, lawn area, raised vegetable beds, raised flower beds, mature fruit trees, shrubs, greenhouse.

FRONT GARDEN

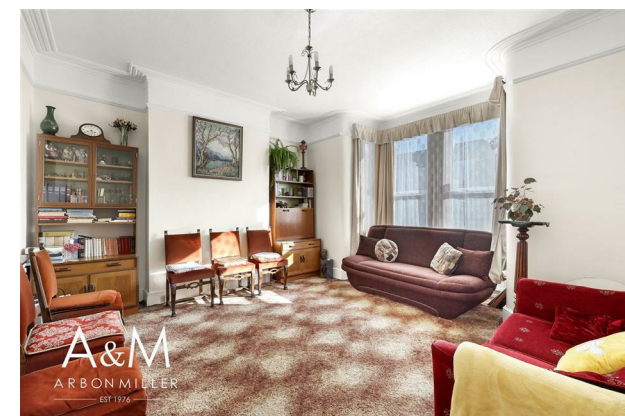
Providing OFF STREET PARKING. Shared locked side access. Lawn area, flower bed, mature tree and shrubs to one side. Tiled pathway leading to entrance,

COUNCIL TAX

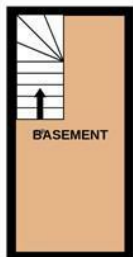
London Borough of Redbridge - Band E

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.



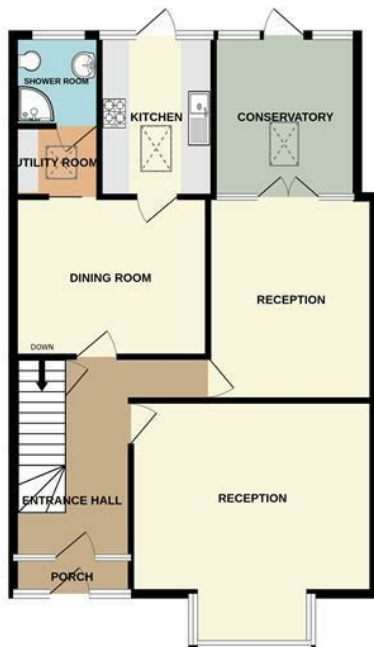
BASEMENT
114 sq.ft. (10.5 sq.m.) approx.



GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.

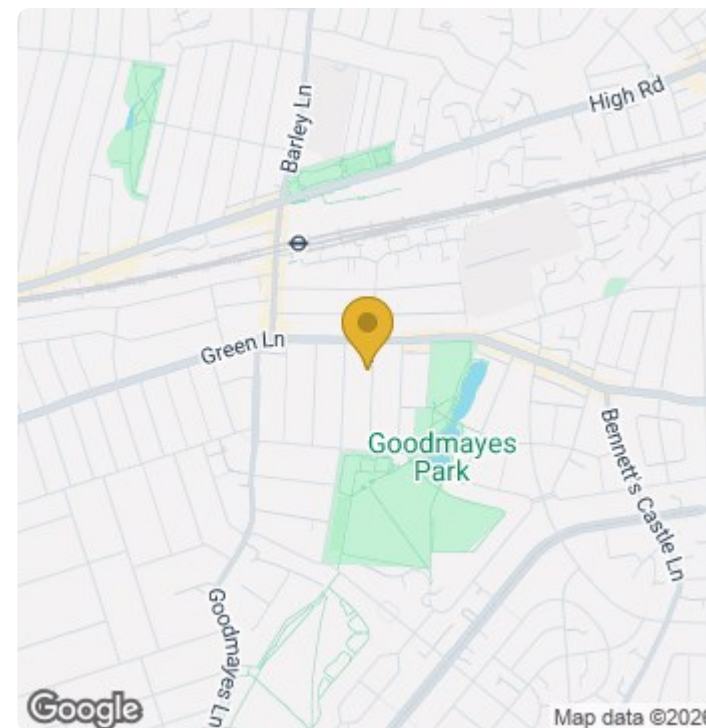


1ST FLOOR
696 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

