


171 Horns Road
Ilford, IG6 1DF
Price £475,000

86b High Street, Barkingside, Essex, IG6 2DR
Tel: **020 8551 4133** Fax: **020 8551 4621**

**www.arbonandmiller.com**
sales@arbonandmiller.com
lettings@arbonandmiller.com

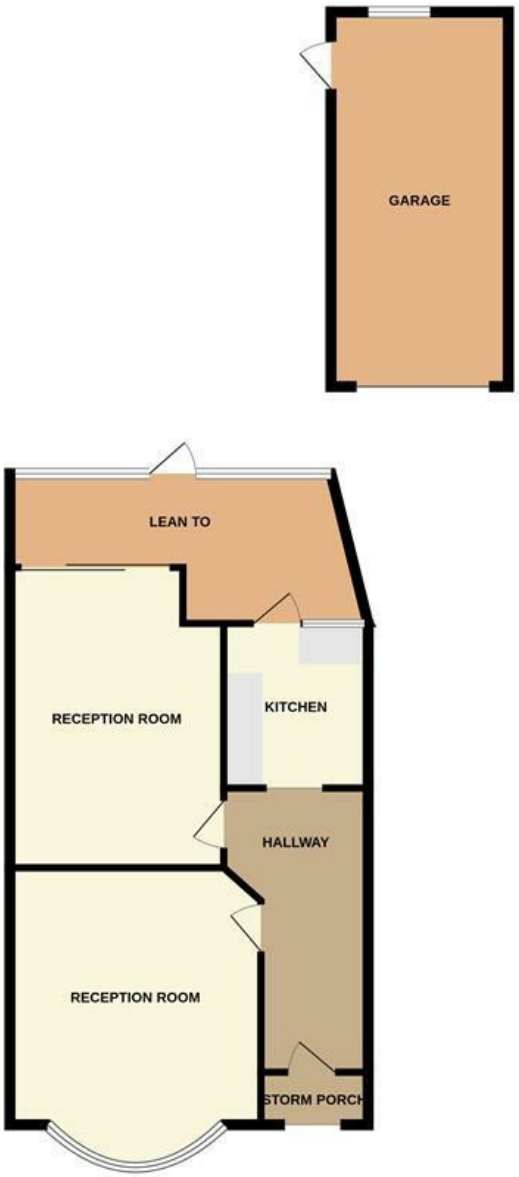
## 171 Horns Road, Ilford, IG6 1DF

CHAIN FREE - Arbon & Miller are pleased to offer this three bedroom semi-detached house on Horns Road, Barkingside, offered chain free and in need of modernisation. It's an excellent opportunity for buyers looking to create their own family home, or for builders and investors wanting to add value, with plenty of scope to extend to the rear and into the loft, subject to the usual consents. The accommodation includes an entrance hall, a bay-fronted reception room, dining room, a kitchen and a lean to extension, with three bedrooms and a bathroomwith seperate w/c on the first floor. Outside, the house has off-street parking to the front, shared driveway, and a large rear garden with a brick-built garage. The location is a strong one for families and commuters, with Barkingside and Newbury Park Central Line stations both within half a mile and the A12 close by for road links into London and out to Essex. The schools are a real draw, with Fullwood Primary, Newbury Park Primary and St Augustine's Catholic Primary all within a few minutes' walk and Oaks Park High, Ilford County High and Valentines High nearby. Sainsbury's and Aldi are close at hand, along with the shops, cafés and restaurants of Barkingside High Street. Freehold and offered with no onward chain, early viewing is strongly recommended.





GROUND FLOOR
855 sq.ft. (79.5 sq.m.) approx.

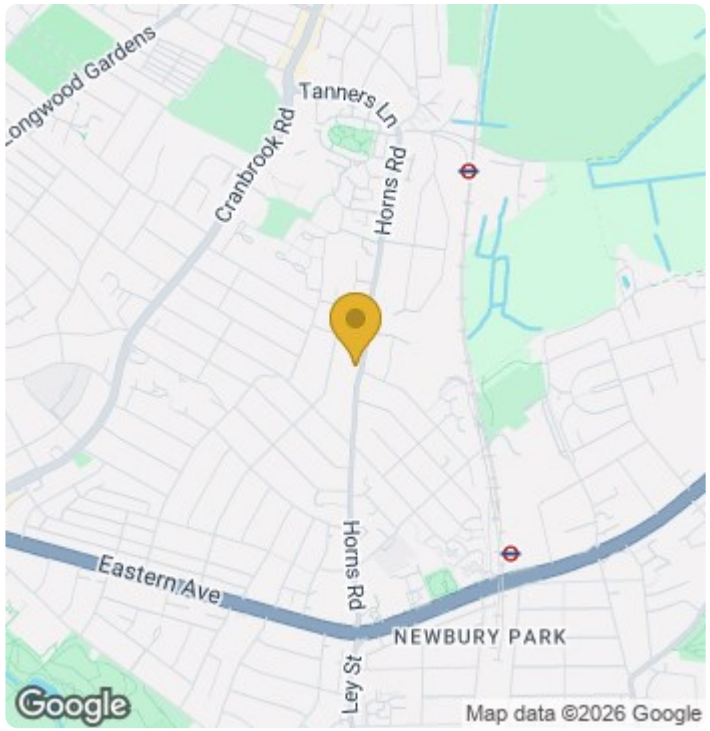



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.




TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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.
Made with Metropix ©2026




## 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 | |


A&M
ARBON MILLER
EST 1976


A&M
ARBON MILLER
EST 1976


A&M
ARBON MILLER


A&M
ARBON MILLER
EST 1976

