



12 Sydney Road
Barkingside, Essex IG6 2ED
£2,350 Per month

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We are delighted to offer this 3 bed end of terrace house located directly off Barkingside High Street with its wide variety of shops, restaurants, cafes and local amenities. Fairlop and Barkingside Central Line stations are within 1/4 mile with the latter offering direct access to Stratford within approx 20 minutes and Liverpool Street within approx 30 minutes. The property boasts Through Lounge, Extended Kitchen to the ground floor. To the first floor are 3 bedrooms and family bath/shower room. There is a rear garden measuring approx 85ft. OFF STREET PARKING TO THE FRONT.

ENTRANCE HALL 13'6 x 5'4 (4.11m x 1.63m)

LOUNGE 29'8 into bay x 12'3 max (9.04m into bay x 3.73m max)

EXTENDED KITCHEN/DINER 17' x 9' max (5.18m x 2.74m max)

FIRST FLOOR LANDING

BEDROOM ONE 15' into bay x 11'3 (4.57m into bay x 3.43m)

BEDROOM TWO 11'5 x 10'3 (3.48m x 3.12m)

BEDROOM THREE 7'6 x 6'7 (2.29m x 2.01m)

BATHROOM 7'5 x 6'4 (2.26m x 1.93m)

REAR GARDEN

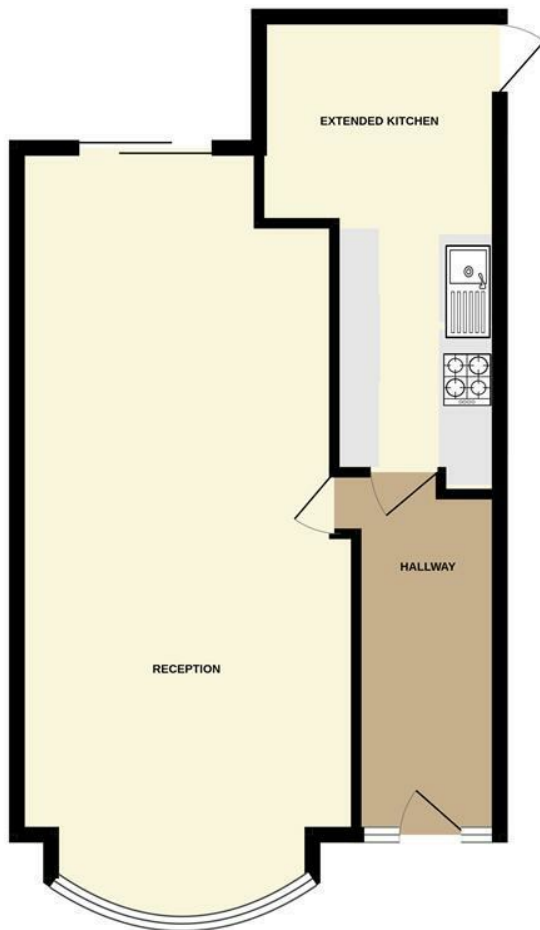
FRONT GARDEN

COUNCIL TAX

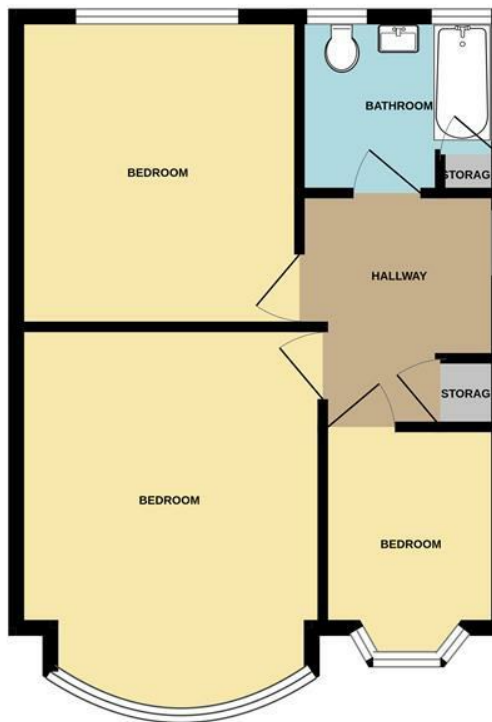
London Borough Of Redbridge - Band D



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

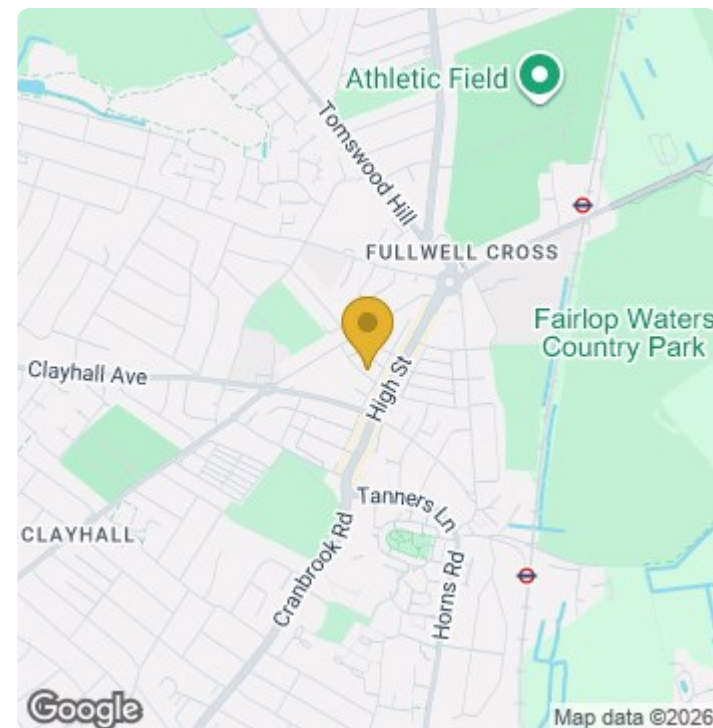


1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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		
(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 

