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12 Meriden Close
Barkingside, Essex IG6 2HX
Price guide £490,000

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*** Guide Price: £490,000 to £515,000 *** Arbon & Miller are pleased to offer this two-bedroom semi-detached bungalow with Conservatory extension, presented in good decorative condition throughout. Located in a quiet cul-de-sac location within 1/2 of a mile of local shopping facilities, bus services and 3/4 of a mile from FAIRLOP CENTRAL LINE STATION which offers direct access to Liverpool Street within 30 minutes and Stratford within 20 minutes. The property offers FANTASTIC DEVELOPMENT POTENTIAL by means of REAR EXTENSION AND/OR LOFT CONVERSION (subject to usual planning consents) which would substantially increase this already spacious bungalow. There is a driveway for two vehicles with a covered lean to, to the side. A viewing is highly recommended to appreciate the property's many features.

ENTRANCE PORCH 3'6 x 3'5 (1.07m x 1.04m)

UPVC obscure double glazed entrance door, obscure glazed wooden door to:

ENTRANCE HALL 9'8 x 6'4 to extremes (2.95m x 1.93m to extremes)

Access to loft, coved cornice, double radiator, doors to:

BEDROOM ONE 13'4 into bay x 11'6 (4.06m into bay x 3.51m)

Three light double glazed bay with fanlights over, fitted wardrobes to one wall, fitted chest of drawers, coved cornice.

BEDROOM TWO 10'4 x 10'1 (3.15m x 3.07m)

Double glazed window with fanlight over, fitted wardrobes to one wall with matching fitted dresser, double radiator, coved cornice, wall light point.

BATHROOM 8'7 x 6'2 (2.62m x 1.88m)

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, double radiator, tiled walls, airing cupboard housing hot water tank, obscure double glazed window with fanlight over.

KITCHEN 11'8 x 6'8 (3.56m x 2.03m)

Range of wall and base units, working surfaces, cupboards and drawers, recess for gas oven, plumbing for washing machine, stainless steel sink top unit with mixer tap, Worcester wall mounted boiler, tiled walls, double glazed window with fanlight over, UPVC double glazed leading to rear garden.

LOUNGE 14'5 x 11'7 (4.39m x 3.53m)

Double radiator, coved cornice, double glazed sliding door with fixed sidelight leading to:

CONSERVATORY 11'9 x 7'10 (3.58m x 2.39m)

Various double glazed windows with fanlights over, double glazed double doors, tiled floor.

REAR GARDEN

Mainly laid to lawn with mature tree and shrub borders, paved patio area, storage shed, access to:

LEAN TO 10'9 x 6'6 (3.28m x 1.98m)

With power and lighting.

FRONT GARDEN

Providing OFF STREET PARKING for two vehicles. Mature tree and shrubs, pea shingled area, remainder laid to lawn.

COUNCIL TAX

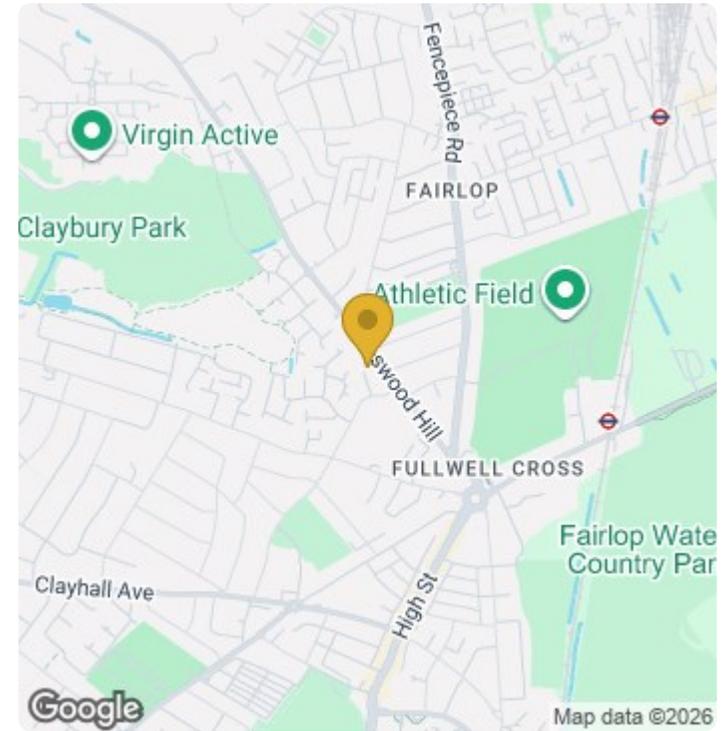
London Borough of Redbridge - Band C

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
829 sq.ft. (77.0 sq.m.) approx.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 71 | |
| (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 | |

TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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