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1 Craven Gardens
Barkingside, Essex IG6 1PG
Offers in excess of £550,000

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

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

1 Craven Gardens, Barkingside, Essex IG6 1PG

** CHAIN FREE *** A fantastic opportunity to acquire this spacious four-bedroom semi-detached home with an attached garage, ideally positioned on the sought-after Craven Gardens, IG6. Offering generous accommodation throughout, the property is in need of modernisation, making it perfect for buyers looking to create a bespoke family home. Conveniently located within close proximity to Avanti Court Primary School and Barkingside Underground Station, the property also benefits from easy access to a range of local amenities, shops, and transport links. Further features include off-street parking, an attached garage, and the advantage of being offered with vacant possession.

ENTRANCE PORCH
Double glazed door with double glazed fixed sidelights and fanlights over, wall light point, door to:

ENTRANCE HALL
Double radiator, stairs to first floor, understairs storage cupboard, wood strip flooring, doors to:

THROUGH LOUNGE 29'10 x 13'1 (9.09m x 3.99m)
Seven light double glazed bay with leaded light style fanlights over, wood strip flooring, two double radiators, four wall light points, coved cornice, serving hatch to kitchen, door to lean to addition.

BEDROOM FOUR 13'9 x 9'2 (4.19m x 2.79m)
Radiator, window, coved cornice.

KITCHEN 8'6 x 6'7 (2.59m x 2.01m)
Sink top unit with mixer tap, space for oven, part tiled walls, door, window to lean to addition.

LEAN TO 16'9 x 6'11 (5.11m x 2.11m)
Multiple double glazed windows, double glazed door to rear garden.

FIRST FLOOR LANDING
Access to loft, doors to:

BEDROOM ONE 15'9 x 11'10 (4.80m x 3.61m)
Seven light double glazed bay with leaded light style fanlights over, double radiator, obscure glazed window to flank.

BEDROOM TWO 10'10 x 10'10 (3.30m x 3.30m)
Two light double glazed window with fanlight over, obscure double glazed window to flank, built-in cupboard housing BIASI combi boiler.

BEDROOM THREE 10'10 x 6'7 (3.30m x 2.01m)
Three light double glazed oriel bay with leaded light style fanlights over, double radiator.

BATHROOM 5'11 x 4'11 (1.80m x 1.50m)
Panel enclosed bath with mixer tap, pedestal wash hand basin, double radiator, obscure glazed window.

SEPARATE WC
Low level wc, obscure double glazed window.

REAR GARDEN
approx 45ft - Patio area, remainder laid to lawn. pedestrian side access

FRONT GARDEN
Paved front garden providing OFF STREET PARKING. Remainder laid to lawn, mature tree and shrub borders, pedestrian side access.

GARAGE
Up and door.

COUNCIL TAX
London Borough of Redbridge - Band D

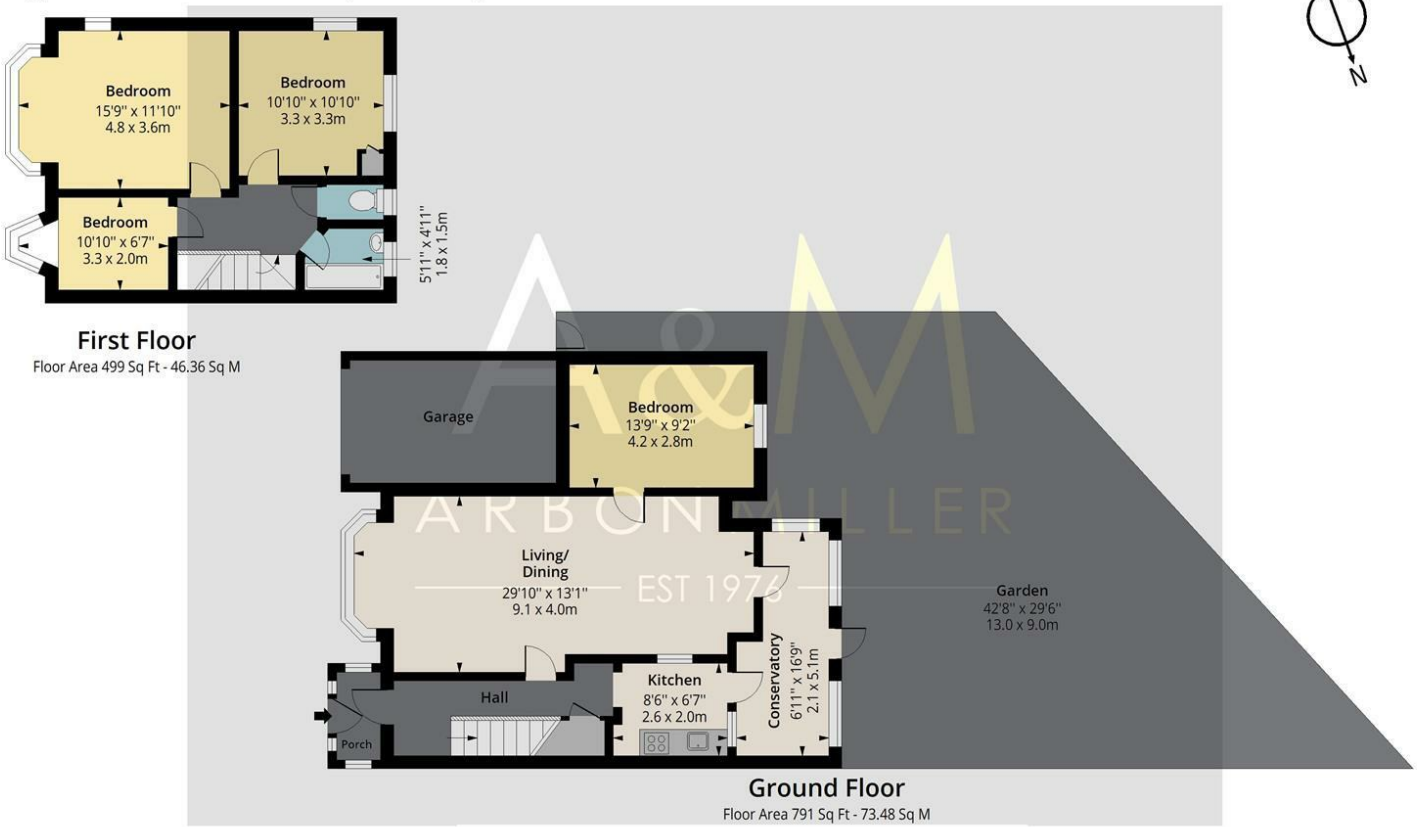
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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.





Craven Gardens IG5

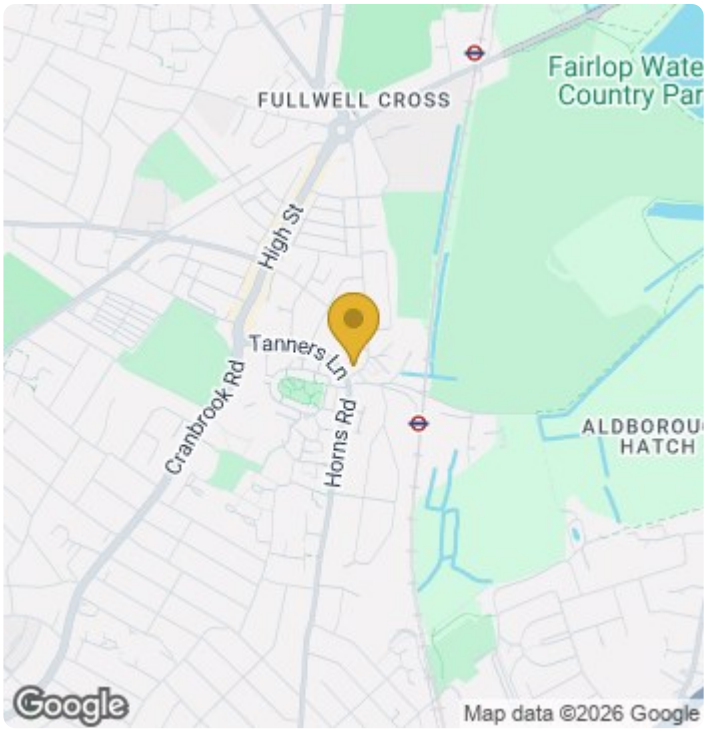
Approx. Gross Internal Area 1290 Sq Ft - 119.84 Sq M



Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 14/4/2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


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