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## 15 Heybridge Drive, Barkingside, Essex IG6 1PE

Arbon & Miller are privileged to offer this extended and spacious three bedroom family home situated on this popular residential turning, running parallel with Craven Gardens. The property is also located within walking distance (1/4 of a mile) of Barkingside central line station which offers direct access to Stratford within approx 20 minutes and Liverpool Street within approx 30 minutes. Ground floor offers Two Receptions. Kitchen/Diner Extension and Shower Room. 3 Bedrooms & Family Bathroom to first floor. Off Street Parking and Rear Garden. Offered with WHITE GOODS. Interest is likely to be high and we highly recommend an internal inspection to appreciate the properties many key features.

Entrance Porch

Entrance Hall

Lounge

Kitchen Diner

Dining Room

Ground Floor Shower Room

Landing

Bedroom One

Bedroom Two

Bedroom Three

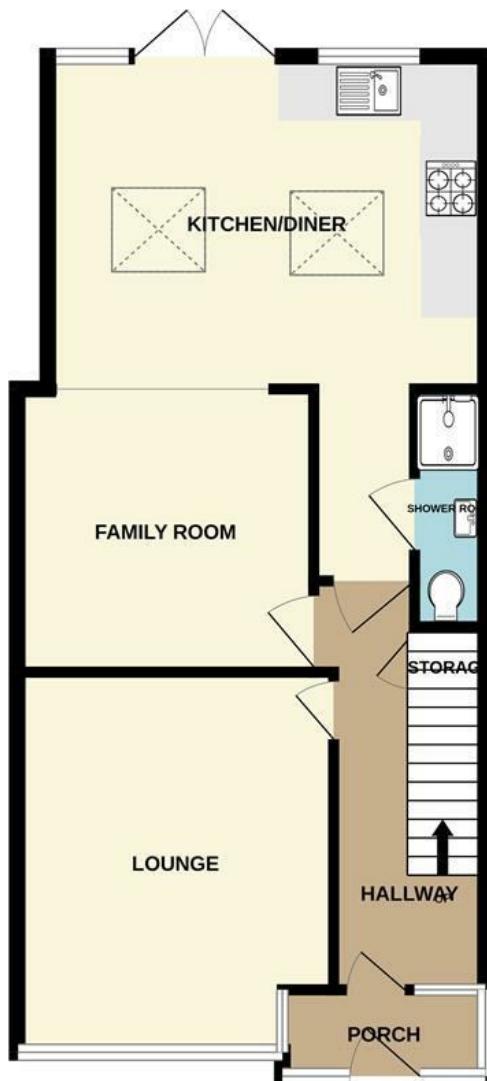
Bathroom

Rear Garden

Driveway



GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



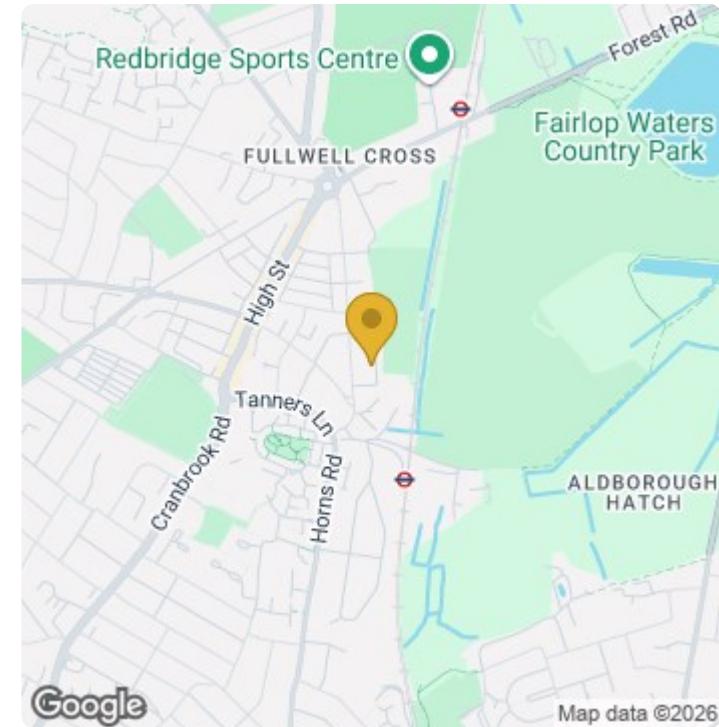
1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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 guidance purposes only and should be used as such by any prospective purchaser. The services, structures 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

