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14 Trinity Road
Barkingside, Essex IG6 2BQ
Price £650,000

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Arbon & Miller are privileged to offer this EXTENDED three bedroom end of terrace family home which offers HUGE SCOPE FOR REDEVELOPMENT by way of side, loft and rear extensions (subject to usual planning consents), situated in this quiet residential turning close to Ilford County Grammar School and immediately off Fremantle Road. Conveniently positioned within a stones throw of High Street Barkingside and its array of shopping facilities and bus services and within one mile of Barkingside Central Line Station which offers direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx 30 minutes. The ground floor accommodation offers two spacious Reception Rooms, Kitchen, Utility room and cloakroom. To the first floor there are three well-proportioned Bedrooms and Bathroom. The property also benefits from a large rear garden and detached garage and off street parking to the front. This property can only be fully appreciated by carrying out an internal inspection.

ENTRANCE HALL 15'3 x 7'4 to extremes (4.65m x 2.24m to extremes)

UPVC obscure leaded light style double glazed door with fixed side and fanlight, dado rail, double radiator, wood strip flooring, stairs to first floor, coved cornice, doors to:

THROUGH LOUNGE 27'4 into bay x 12'5 max (8.33m into bay x 3.78m max)

Five light leaded style double glazed bay with fanlights over, coved cornice, three wall light points, wood strip flooring, two double radiators, wooden multi paned obscure double doors with fixed fanlights and sidelights to:

REAR EXTENSION 18'8 x 11' (5.69m x 3.35m)

Wood strip flooring, two double radiators, four light double glazed window with fanlights over, double glazed double doors leading to rear garden, further door to:

KITCHEN 8'8 x 7'4 (2.64m x 2.24m)

Range of wall and base units, working surfaces, cupboards and drawers, recess for Range gas cooker with extractor fan over, stainless steel sink top unit with mixer tap, part tiled walls, tiled floor.

UTILITY AREA 17'5 x 6'5 (5.31m x 1.96m)

Stainless steel sink top unit with mixer tap, part tiled floor, obscure double glazed window to flank, wall mounted boiler, UPVC double glazed door with obscure insert to rear garden, door to:

CLOAKROOM 6'2 x 3'7 (1.88m x 1.09m)

Low level wc, wash hand basin with mixer tap, double radiator, part tiled walls, tiled floor, obscure double glazed window with fanlight over.

SIDE EXTENSION 6'7 x 6'6 (2.01m x 1.98m)

Two light leaded light style double glazed window with fanlights over, wood strip flooring, double radiator.

FIRST FLOOR LANDING

Obscure double glazed window with fanlight over, storage cupboard, doors to:

BEDROOM ONE 15' into bay x 11' (4.57m into bay x 3.35m)

Five light leaded light style double glazed bay with fanlights over, double radiator.

BEDROOM TWO 12' x 10' (3.66m x 3.05m)

Three light double glazed window with fanlights over, radiator.

BEDROOM THREE 8'4 x 7'5 (2.54m x 2.26m)

Leaded light style double glazed window with fanlights over, wood strip flooring, coved cornice, double radiator.

FAMILY BATHROOM

Corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, tiled floor, access to loft, two light obscure double glazed window, further obscure double glazed window.

REAR GARDEN

Paved rear garden with mature tree and shrub borders, hardstanding area.

DETACHED GARAGE 9'4 x 7'2 (2.84m x 2.18m)

Access via double gates at rear. UPVC double glazed door, double glazed obscure window with fanlight over, power and lighting.

FRONT GARDEN

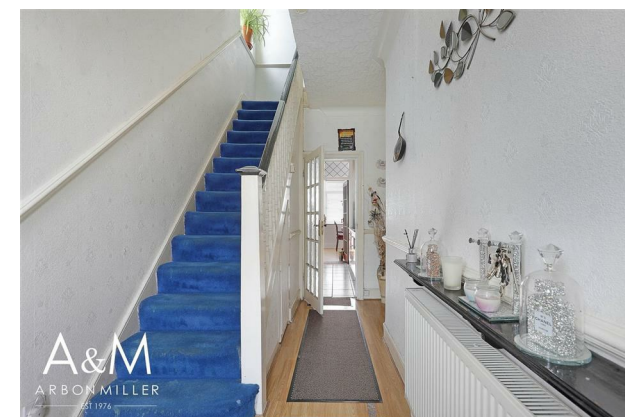
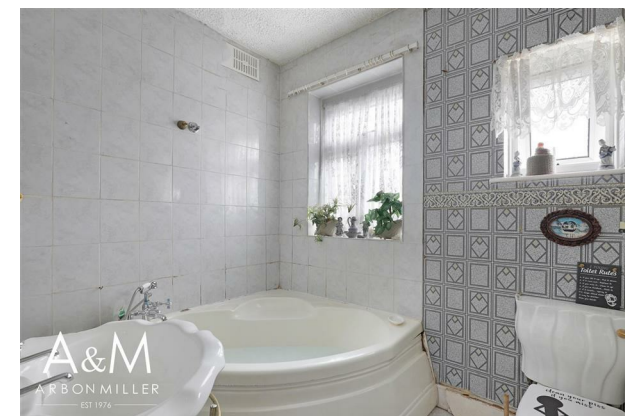
Providing OFF STREET PARKING.

COUNCIL TAX

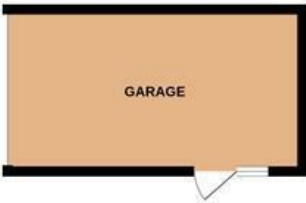
London Borough of Redbridge - Band F

AGENTS NOTE

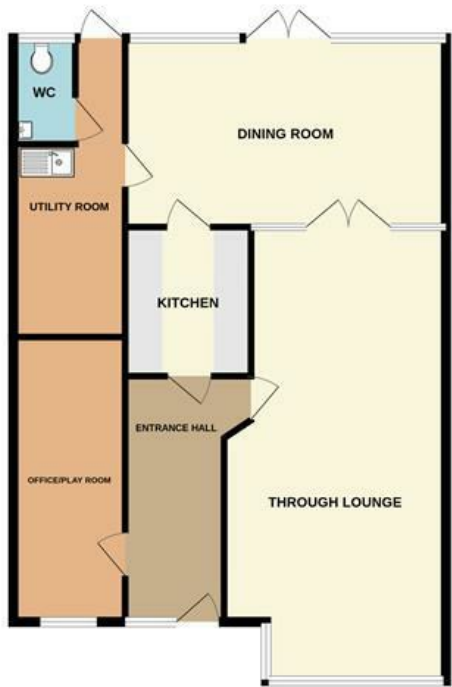
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



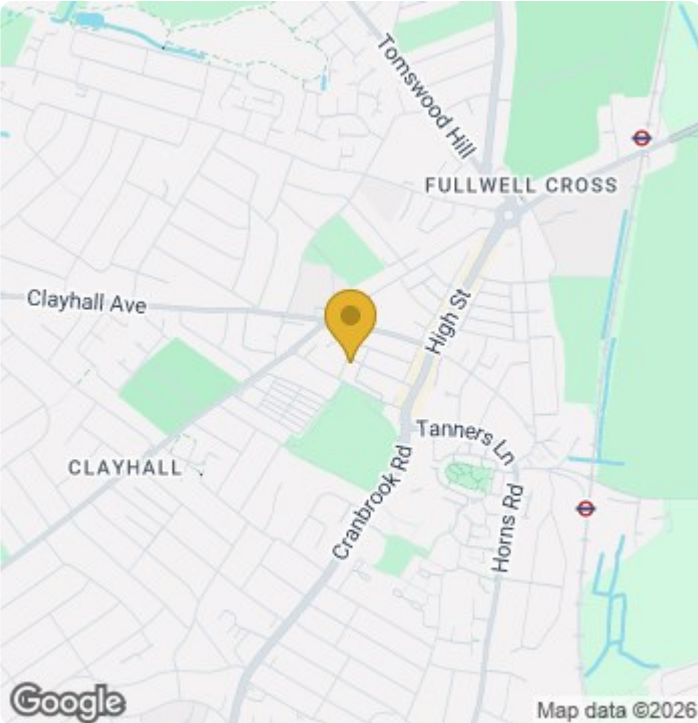
GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 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	70	79
(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	

