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EST 1976

21 Timberdene Avenue
Barkingside, Essex IG6 2LS
Offers in excess of £400,000

21 Timberdene Avenue, Barkingside, Essex IG6 2LS

Arbon & Miller are delighted to present this VACANT two-bedroom mid-terrace home situated on the highly sought-after Timberdene Estate in Barkingside. The property is sold with immediate vacant possession, meaning there is no ongoing chain, making it an ideal purchase for first-time buyers or investors alike. Perfectly positioned, the property is within approximately ¼ of a mile of Fairlop Central Line Station, offering direct connections to Stratford in around 20 minutes and Liverpool Street in approximately 30 minutes. Barkingside High Street is also nearby, providing a wide range of shops, restaurants and local amenities. The ground floor comprises a spacious lounge and fitted kitchen overlooking the rear garden, while the integral garage provides excellent potential for conversion, allowing the ground floor living accommodation to be enlarged (subject to the usual planning consents). The first floor offers two well-proportioned bedrooms together with a family bathroom/WC.

Externally, the property benefits from a private rear garden ideal for relaxation and entertaining, as well as off-street parking via the front driveway. An internal viewing is highly recommended to fully appreciate the potential this home has to offer.

ENTRANCE HALL

Leaded light style obscure double glazed entrance door with obscure fixed sidelights, leaded light style double glazed window, double radiator, coved cornice, door to garage multi paned door to:

LOUNGE 18'1 x 9'10 (5.51m x 3.00m)

Ornate coved cornice, double radiator, wall light point, sealed unit double glazed doors to rear garden with fixed sidelight, obscure multi glazed door to:

KITCHEN 9'6 x 7'7 (2.90m x 2.31m)

Range of wall and base units, working surfaces, cupboards and drawers, built-in double oven, extractor fan, induction hob, matching front to fridge and freezer, part tiled walls, two light sealed unit double glazed window.

FIRST FLOOR LANDING

Access to loft, coved cornice, door to all rooms.

BEDROOM ONE 14'9 x 9'10 (4.50m x 3.00m)

Three light leaded light style double glazed window with fanlight over, radiator, fitted wardrobe cupboards to one wall, built-in

airing cupboard housing hot water cylinder.

BEDROOM TWO 11'6 x 8'6 (3.51m x 2.59m)

Three light sealed unit double glazed window, radiator, coved cornice, fitted wardrobe cupboards to one wall with further inset shelving.

BATHROOM 6'7 x 5'7 (2.01m x 1.70m)

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, part tiled walls, radiator, extractor fan, two light obscure sealed unit double glazed window.

REAR GARDEN

Mature established rear garden with mature shrubs, paved patio area, outside tap, outside security light, storage box at rear., remainder mainly laid to lawn.

FRONT GARDEN

Providing CAR PARKING SPACE. Own drive to garage.

INTEGRAL GARAGE 18'1 x 8'2 (5.51m x 2.49m)

Electric up and over door.

COUNCIL TAX

London Borough of Redbridge - Band E

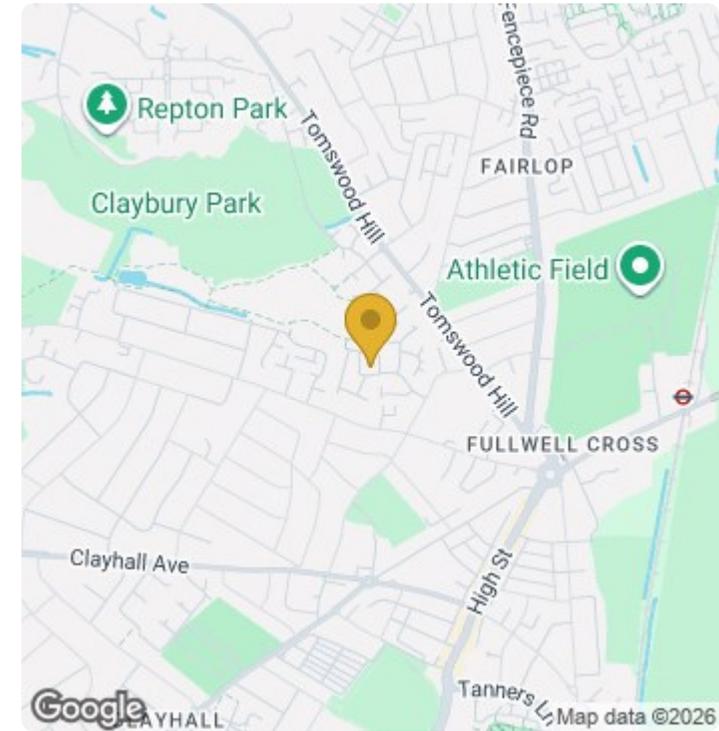
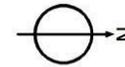
AGENTS NOTE

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.



Timberdene Avenue IG6

Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M
 Approx. Gross Garage Area 148 Sq Ft - 13.75 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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	



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: 10/3/2026



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