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14 Fullwell Avenue  
Barkingside, Essex IG6 2HJ  
Price guide £550,000

## 14 Fullwell Avenue, Barkingside, Essex IG6 2HJ

\*\*\* Price Guide £550,000 – £575,000 \*\*\* CHAIN FREE \*\*\* Arbon & Miller are delighted to offer this larger than average extended three-bedroom mid-terrace family home, ideally located within easy reach of both Fairlop and Barkingside Central Line stations, providing convenient access into Central London, and within a quarter of a mile of local shopping facilities and bus services. Offered to the market chain free and presented in good decorative order throughout, the property features a spacious 30ft through lounge providing excellent living and dining space, together with an extended layout offering generous accommodation. To the rear, the property further benefits from a detached glazed wooden summer house, ideal for use as a home office, studio or additional leisure space, along with a private rear garden. This well-proportioned home represents an excellent opportunity for families and commuters alike, and early viewing is highly recommended.

### ENTRANCE PORCH 5'9 x 2'4 (1.75m x 0.71m)

Wooden glazed door with fixed sidelight, wall light point, storage cupboard, double glazed door with fixed sidelights to:

### ENTRANCE HALL 15'2 x 6' (4.62m x 1.83m)

Double radiator, stained glass window to flank, understairs storage cupboard housing meter, wall mounted thermostat, coved cornice, door to kitchen, door to:

### THROUGH LOUNGE 30'5 into bay x 11'7 max (9.27m into bay x 3.53m max)

Five light leaded light style double glazed bay with fanlights over, feature fireplace, two radiators, coved cornice, four wall light points, sliding doors to dining area.

### L-SHAPED KITCHEN/DINER 19'9 x 17'8 to extremes (6.02m x 5.38m to extremes)

Kitchen Area: Range of base and wall units, cupboards and drawers, stainless steel sink top with mixer tap, four ring gas hob with extractor fan over, built-in electric oven, tiled splashback, concealed lighting, tiled floor, recess for fridge/freezer, inset spotlights, coved cornice. Dining Area: Bespoke storage cupboards, wall mounted Baxi boiler, inset spotlights, working surfaces, plumbing for washing machine

and dishwasher, recess for tumble drier, two double radiators, double glazed sliding doors with fixed sidelights leading to rear garden.

### LANDING 7'4 x 7'4 (2.24m x 2.24m)

Access to loft, door to all rooms.

### BEDROOM ONE 14'9" x 10'5" (4.50m x 3.18m)

Five light double glazed leaded light style bay with fanlights over, fitted wardrobes to one wall, further storage cupboards over, radiator.

### BEDROOM TWO 14'9 x 10'5 (4.50m x 3.18m)

Two light double glazed window with fanlight over, fitted wardrobes to one wall, further storage cupboards, double radiator.

### BEDROOM THREE 7'7" x 7'1" (2.31m x 2.16m)

Two light double glazed leaded light style window with fanlights over, built-in wardrobes with cupboards over, double radiator.

### BATHROOM 10' x 7'3 (3.05m x 2.21m)

Panel enclosed bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with mixer tap, shower cubicle with mixer tap, tiled walls, two

double radiators, door to airing cupboard, obscure double glazed window with fanlight over, inset spotlights to ceiling, ornate coved cornice.

### REAR GARDEN

Approx 50' rear garden with large patio area leading to lawn with borders, further patio area to rear, glazed wooden summerhouse with provisions for power and lighting situated on hardstanding, outside tap, outside light.

### FRONT GARDEN

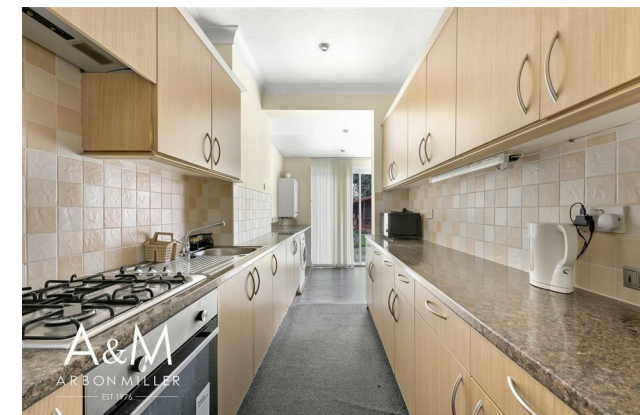
Paved front garden providing CAR PARKING SPACES.

### COUNCIL TAX

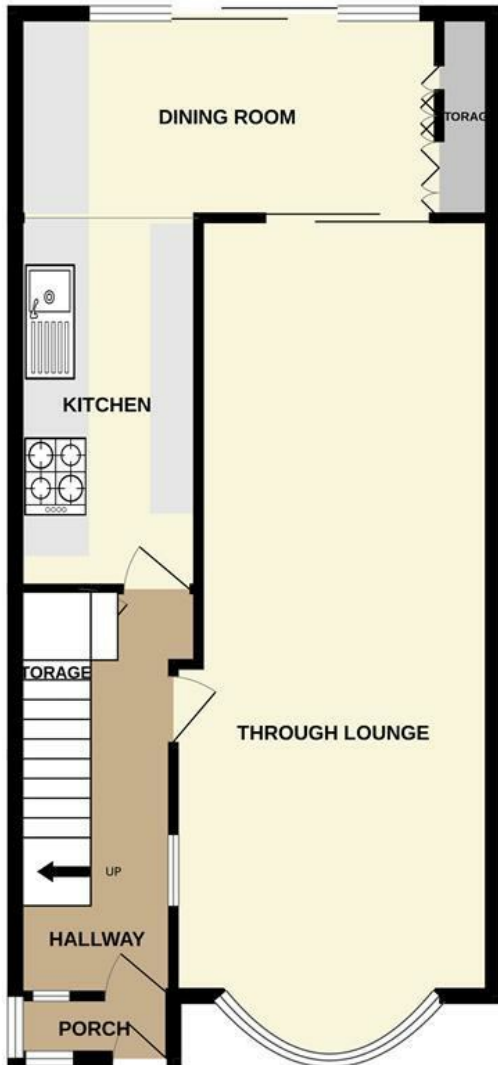
London Borough of Redbridge - Band D

### 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.



GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.

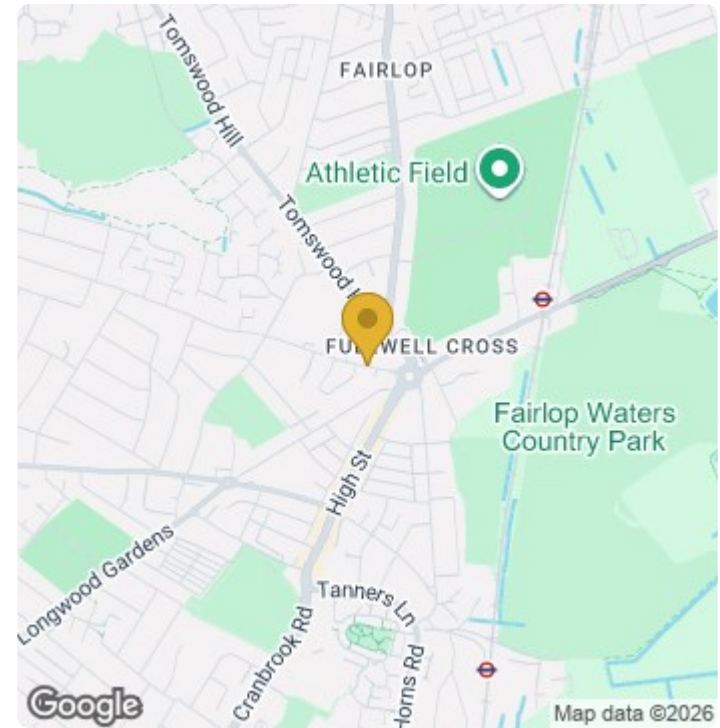


1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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