

A&M
ARBON MILLER
EST 1976

12 Ardwell Avenue
Barkingside, Essex IG6 1AN
Offers in excess of £500,000

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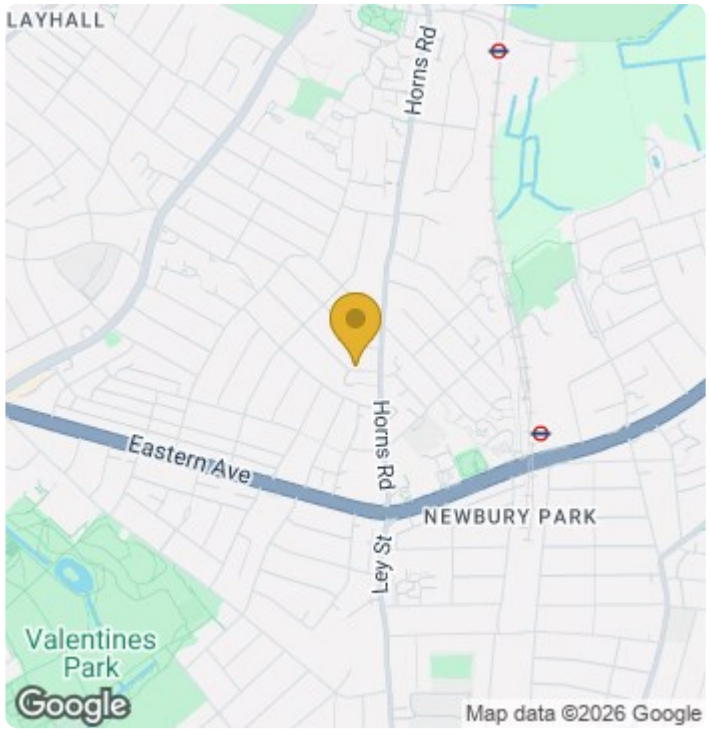
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12 Ardwell Avenue, Barkingside, Essex IG6 1AN

CASH BUYERS ONLY – CHAIN FREE. Arbon & Miller are pleased to offer for sale this three bedroom end of terrace house on a generous corner plot in Barkingside, available exclusively to cash purchasers and with no onward chain, allowing a fast and uncomplicated completion for the right buyer. The property requires full refurbishment throughout and benefits from an attached garage, off street parking and an exceptionally wide side plot which, in our opinion, offers significant development potential. Subject to obtaining the necessary planning permission and to the buyer's own site investigations. The existing accommodation comprises an entrance hall, one reception room and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. Ardwell Avenue is a well regarded residential turning within easy reach of Barkingside High Street, local schools and both Barkingside and Newbury Park Central Line stations, the latter providing a direct service into Stratford and the City. Proof of funds will be required prior to any viewing, and early enquiry is strongly recommended.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	


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