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62 Tanners Lane
Barkingside, Essex IG6 1QE
Price £365,000

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Arbon & Miller are delighted to offer this turn of the century mid-terrace cottage situated within walking distance of Barkingside High Street with its many amenities and also within walking distance of Barkingside Central Line station. The cottage offers 2 bedrooms and bathroom to the first floor with an open plan reception and kitchen to the ground floor. Viewing is recommended to appreciate both the character and features that is on offer.

ENTRANCE PORCH 5'5 x 2'2 (1.65m x 0.66m)

UPVC double glazed door with leaded light style inserts and fixed sidelights and fanlights, wooden door with obscure glazed inserts leading to:

OPEN PLAN RECEPTION ROOM 21'7 x 11'8 (6.58m x 3.56m)

Feature fireplace surround, coved cornice, two double radiators, fitted storage unit to one wall, two leaded light style double glazed windows with leaded light style fanlights over.

KITCHEN 12' x 5'9 (3.66m x 1.75m)

Wall and base units, tiled working surfaces, cupboards and drawers, one and half bowl stainless steels ink unit, recess for oven with extractor fan over, plumbing for washing machine and dishwasher, recess for fridge, radiator, two light double glazed leaded light style window, secondary glazed window.

FIRST FLOOR LANDING

Access to loft, airing cupboard, doors to:

BEDROOM ONE 11'8 x 11'4 (3.56m x 3.45m)

Leaded light style double glazed window with leaded light style fanlights over, two fitted storage cupboards, original fireplace, double radiator, picture rail.

BEDROOM TWO 12' x 5'9 (3.66m x 1.75m)

Currently used as dressing room. Two light leaded light style double glazed window with leaded light style fanlight over, fitted wardrobes to two walls.

BATHROOM 9'8 x 6'4 (2.95m x 1.93m)

Sunken tub with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, low level wc, bidet, part tiled walls, high level storage, double radiator, obscure double glazed window with fanlight over.

REAR GARDEN

Paved rear garden with timber shed, rear pedestrian access, outside tap.

FRONT GARDEN

Paved front garden, mature shrub and flower bed.

COUNCIL TAX

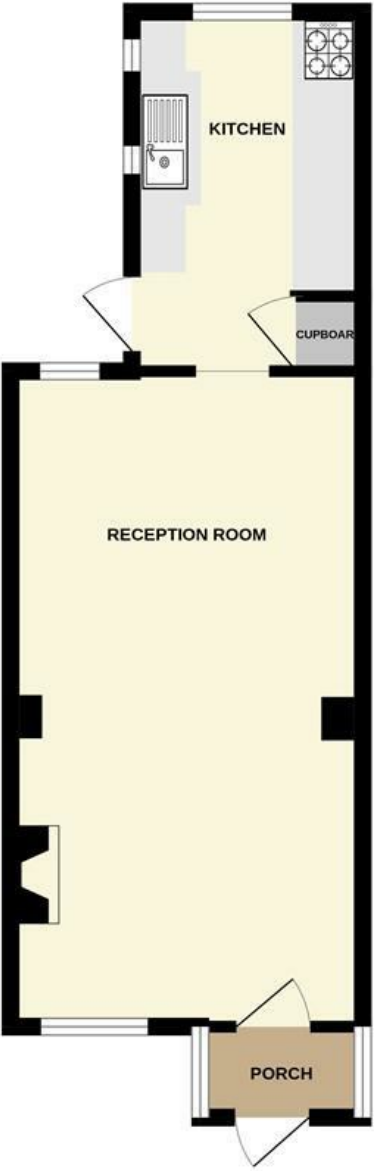
London Borough of Redbridge - Band C

AGENTS NOTE

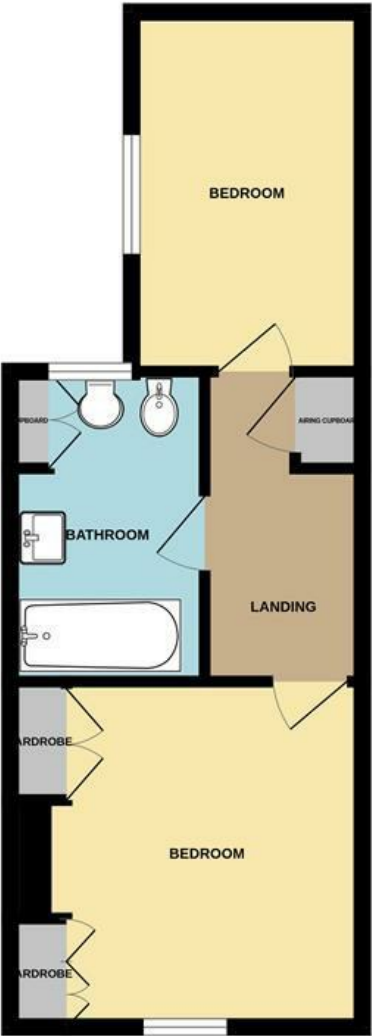
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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



1ST FLOOR



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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