



12 Mossford Green
Barkingside, Essex IG6 2BX
£1,750 Per month

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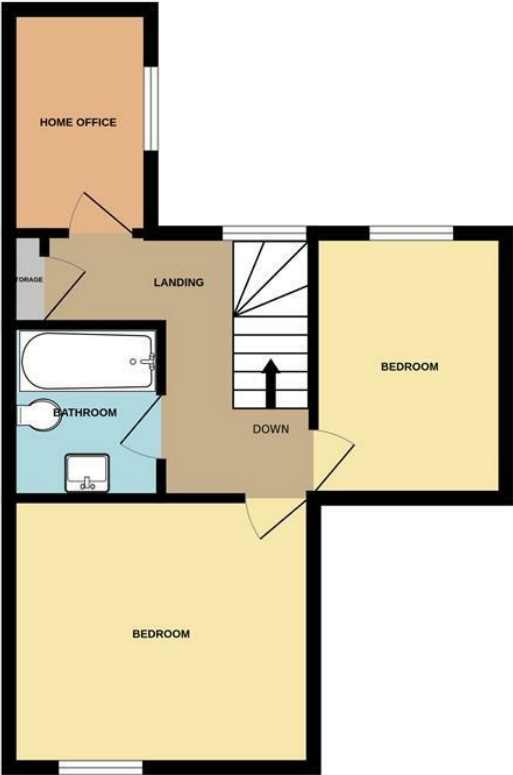
Arbon & Miller are delighted to offer to the market this charming two bedroom cottage, presented throughout in immaculate condition and available with white goods provided, with added benefit of a home office/walkin wardrobe. Making it an ideal home for a professional couple, small family or sharers looking to move straight in. The accommodation comprises a welcoming reception room, fitted kitchen with integrated appliances, two bedrooms and a modern bathroom, together with the significant added benefits of off street parking and a private rear garden — a rare combination at this level of the rental market. The position could hardly be better placed for day-to-day living: Barkingside High Street is a short walk away with Sainsbury's, Tesco, Iceland, a wide range of independent shops, cafés and restaurants, along with Fullwell Cross Library and Leisure Centre. Barkingside Underground Station (Central Line, Zone 4) is approximately half a mile distant for direct links into the City, Liverpool Street and the West End, with Fairlop and Newbury Park stations also within easy reach and the A12 and M11 close by for those travelling by car. Families are exceptionally well served, with Mossford Green Primary School and the highly regarded Ilford County High School both within around 0.15 miles, and Clore Tikva, Fullwood Primary and Gilbert Colvin Primary all a short walk away. Fairlop Waters Country Park and Valentines Park provide green open space nearby. A beautifully presented home in a genuinely convenient location — early viewing is highly recommended to avoid disappointment.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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		
(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 

