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24 Sandringham Gardens
Barkingside, Essex IG6 1NT
£2,200 Per month

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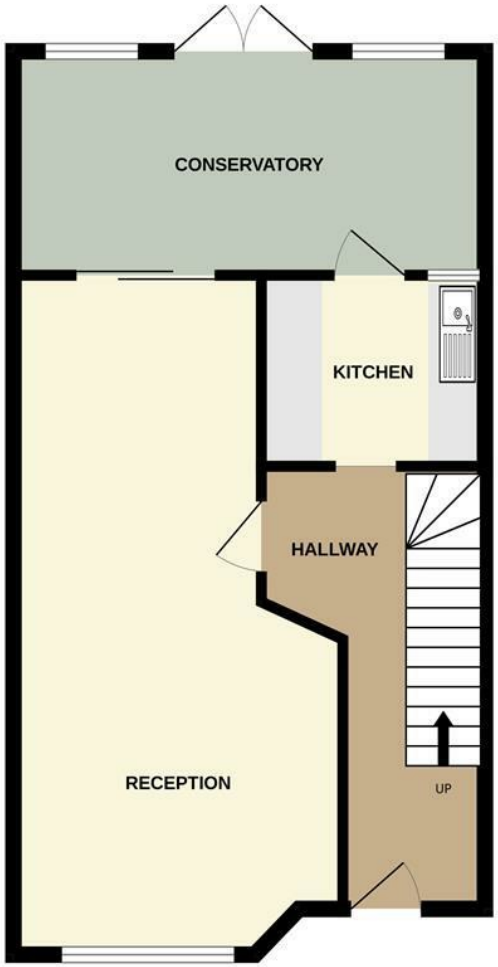
## 24 Sandringham Gardens, Barkingside, Essex IG6 1NT

Arbon & Miller are pleased to offer this three bedroom terraced house on Sandringham Gardens, just a short walk from Barkingside High Street and its Central Line station. On the ground floor there's a welcoming entrance hall, a spacious through lounge/dining room of approximately 24'2 with a bay window, a fitted kitchen with a gas hob and double oven, and a conservatory that opens onto the rear garden. Upstairs are two double bedrooms, a third bedroom and a modern shower room. Outside, the house has a front garden and a low-maintenance rear garden of approximately 37' with a patio and a storage shed. Barkingside Central Line station is around 0.3 miles away, with Fairlop and Newbury Park stations also close by, and the A12 and A406 give easy road access into London and out to Essex. Families are well served by a choice of popular local schools, including Fullwood Primary, Mossford Green Primary, Avanti Court Primary, Ilford County High and Oaks Park High. Sainsbury's, Tesco and Iceland are all within a couple of minutes' walk, along with the shops, cafés, restaurants, GP surgeries and pharmacies of Barkingside High Street. Viewing is highly recommended.

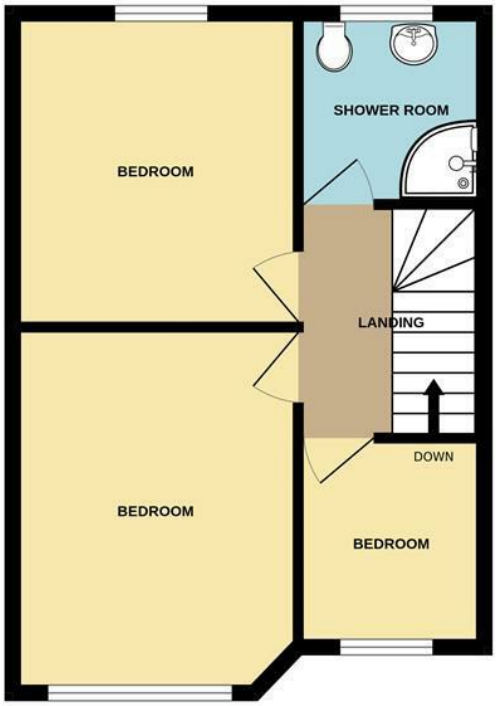




GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.




1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.




TOTAL FLOOR AREA : 925 sq.ft. (85.9 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 | |







