A&M
ARBON MILLER
EST 1976

10 Mapleleafe Gardens
Barkingside, Essex IG6 1LG
£2,400 Per month

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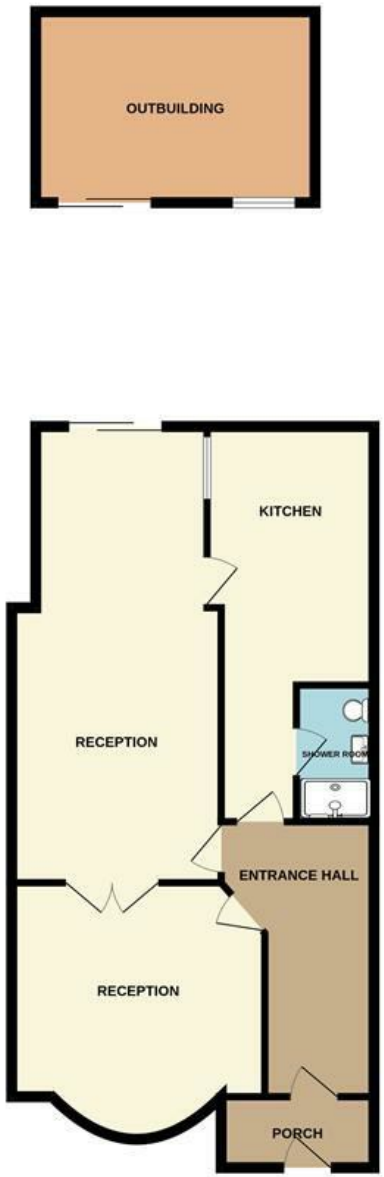
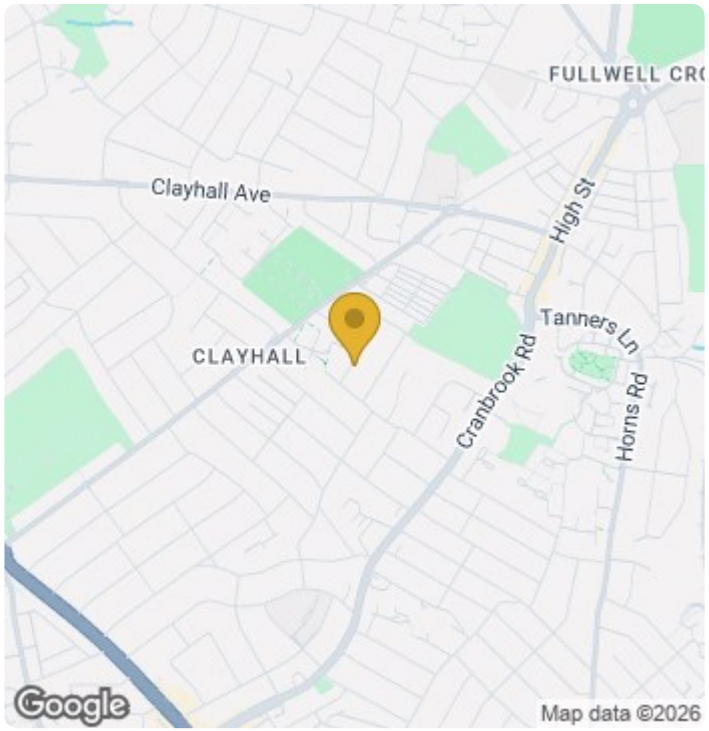
10 Mapleleafe Gardens, Barkingside, Essex IG6 1LG

A superbly presented three-bedroom family home offering generous and versatile living space throughout, ideally positioned on the ever-popular Mapleleafe Gardens in Barkingside. The property comprises three large bedrooms, two well-proportioned reception rooms perfect for both family living and entertaining, and an extended kitchen fitted with white goods included. Two bathrooms provide added convenience for busy households, while off-street parking completes this excellent family package. The location is hard to beat: families are spoilt for choice with highly regarded local schools close by, including the Outstanding-rated Fullwood Primary School and Ilford County High School, one of the area's top-performing secondaries. Barkingside Underground Station (Central Line) is within easy reach for swift access into the City and West End, and the shops, cafés, restaurants and everyday amenities of Barkingside High Street are just moments away. With nearby green spaces at Fairlop Waters and Clayhall Park, this is a fantastic home in a genuinely sought-after location — early viewing is highly recommended.

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



FIRST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



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

TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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