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92 Tomswood Hill
Ilford, Essex IG6 2QH
Price guide £535,000

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GUIDE PRICE: £535,000 to £550,000. Arbon & Miller are privileged to offer this extended four bedroom mid-terrace family home situated on Tomswood Hill and positioned within close proximity to local shopping facilities, schools and bus services. The property is also situated within 1/2 mile walking distance from Fairlop Central Line Station which offers direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx. 30 minutes. Barkingside High Street is also positioned within close proximity comprising of its wide variety of shops, restaurants, cafes and local amenities. Tomswood Hill has been decorated to a very high standard and boasts spacious living accommodation throughout, with the ground floor including a 16ft2 Lounge, 18ft5 x 16ft7 Extended Kitchen/Diner and downstairs Cloakroom. The first floor boasts three well-proportioned Bedrooms along with Family Shower Room. The second floor contains a 15ft4 Master Bedroom and further Shower Room. Externally, the property is complimented by a well-maintained 40ft Rear Garden and private Driveway to front offering multiple car parking spaces. We highly recommend an internal inspection of Tomswood Hill to appreciate the properties many key features.

ENTRANCE HALL 19'5 x 6'3 (5.92m x 1.91m)
Obscure multi glazed entrance door with obscure fixed double glazed sidelight, radiator, coved cornice, under stairs storage and meter cupboard, further cupboard housing 'Mega Flow' water system, laminate style wood strip flooring, door to Cloakroom, further door to Kitchen/Diner, double doors leading to:

LOUNGE 16'2 x 12' (4.93m x 3.66m)
Three light double glazed window with fanlight over to front, three wall light points, coved cornice, radiator, dado rail, laminate style wood strip flooring, double doors leading to:

KITCHEN/DINER 18'5 narrowing to 12' x 16'7 max (5.61m narrowing to 3.66m x 5.05m max)
Range of feature base and wall units, working surfaces, cupboards and drawers, sink bowl with mixer tap and drainer, built-in double oven, four ring gas hob with extractor fan over, integrated washing machine, laminate style wood strip flooring with underfloor heating, spotlights to ceiling, three light double glazed window with fanlight over to rear, double glazed double doors leading to Rear Garden.

GROUND FLOOR CLOAKROOM 8'5 x 2'6 (2.57m x 0.76m)
Low level wc, pedestal wash hand basin with mixer tap, tiled floor, part tiled walls, spotlights to

ceiling, heated towel rail, built-in storage space (containing plumbing to accommodate shower cubicle).

LANDING
Stairs leadin to second floor, doors to all rooms.

BEDROOM TWO 12'5 x 11' (3.78m x 3.35m)
Three light double glazed window with fanlight over to rear, radiator.

BEDROOM THREE 12'5 narrowing to 9'3 x 10'9 (3.78m narrowing to 2.82m x 3.28m)
Three light double glazed window with fanlight over to front, wood strip style flooring, radiator.

BEDROOM FOUR 8'9 x 6'6 (2.67m x 1.98m)
Currently being used as Office Room. Two light double glazed window with fanlight over to front, coved cornice, radiator, wood strip style flooring.

FAMILY SHOWER ROOM 6'4 x 5'8 (1.93m x 1.73m)
Low level wc, pedestal wash hand basin with mixer tap, corner shower cubicle, part tiled walls, heated towel rail, obscure double glazed window with fanlight over to rear.

SECOND FLOOR LANDING
Door to Shower Room, further door to:

MASTER BEDROOM 15'4 x 13'3 narrowing to 9'10 (4.67m x 4.04m narrowing to 3.00m)
Three light double glazed window with fanlight over to rear, radiator, spotlights to ceiling, laminate style wood strip flooring.

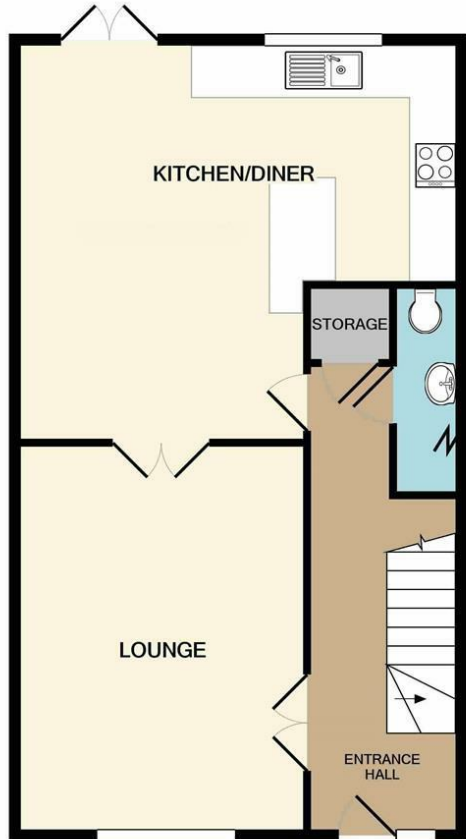
SHOWER ROOM 6'5 x 4'6 (1.96m x 1.37m)
Corner shower cubicle, low level wc, vanity wash hand basin with mixer tap, tiled walls, heated towel rail, obscure double glazed window with fanlight over to rear.

REAR GARDEN
Approx. 40ft. Partly paved patio area, outside lighting, outside tap, paved path leading to two wooden storage sheds to rear, remainder mainly laid to lawn.

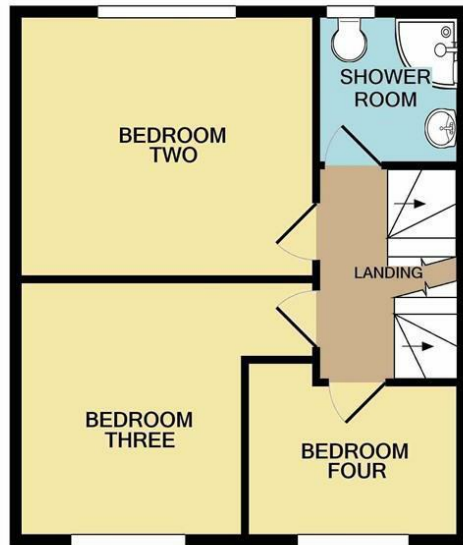
FRONT GARDEN
Providing MULTIPLE CAR PARKING SPACES to front.

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.

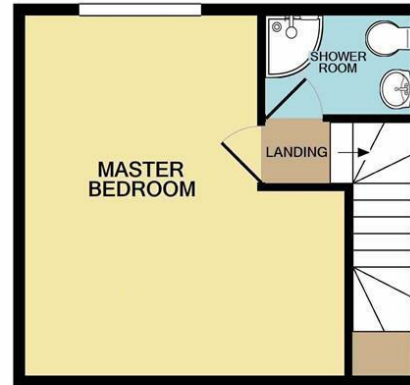




GROUND FLOOR
APPROX. FLOOR
AREA 603 SQ.FT.
(56.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 251 SQ.FT.
(23.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	75	76
(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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