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59 Fremantle Road, Barkingside, Essex IG6 2BB

A fantastic opportunity to acquire this spacious rear extended three bedroom mid-terrace family home, located within seconds of Barkingside High Street with its wide variety of shops, restaurants, cafes and local amenities. The High Street offers various bus routes and benefits from both Barkingside and Fairlop Central Line stations in close proximity. The property boasts some desirable features such as high ceilings and wide rooms, and is complimented by the attractive double bay and gabled appearance to the front elevation. The ground floor comprises of a large Through Lounge, extended L-shaped Kitchen, and additional Shower Room. The first floor offers three well-proportioned bedrooms and family Bathroom. A pleasant and well-maintained rear garden features various established shrub borders, and houses a large double garage which can be approached via a rear service road. With further developmental potential to extend in the loft (subject to planning permission), the property could suit a growing family. Interest is likely to be high, and we feel that an internal inspection is needed to appreciate the properties many qualities.

ENTRANCE HALL 12'5 x 5'10 (3.78m x 1.78m)

Entrance door, radiator, dado rail, understairs storage cupboard housing meters, coved cornice.

THROUGH LOUNGE 27'7 into bay x 12' to radiator. extremes (8.41m into bay x 3.66m to extremes) BEDROO

Five light double glazed bay window, glazed double doors to rear garden, feature fireplace surround, two radiators, picture rail

EXTENDED KITCHEN/DINER 24'1 x 14'1 to extremes (7.34m x 4.29m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel one and half bowl sink unit with mixer tap, gas cooker point, plumbing for washing machine, integrated dishwasher, extractor fan, double glazed sliding patio door to rear, double glazed window, spotlights to ceiling, coved cornice, tiled floor, radiator, door to:

SHOWER ROOM 12' x 2'8 (3.66m x 0.81m)

Shower cubicle with electric shower, vanity unit with wash hand basin and mixer tap, tiled floor, extractor fan, spotlights to ceiling, coved cornice, heated towel rail,

obscure double glazed window, open to Low level wc, wash hand basin.

FIRST FLOOR LANDING 9'3 x 8'3 max (2.82m x 2.51m max)

Access to loft via pull down ladder, double radiator.

BEDROOM ONE 15'4 into bay x 10'10 into wardrobe recess (4.67m into bay x 3.30m into wardrobe recess)

Five light double glazed bay, fitted wardrobes, radiator.

BEDROOM TWO 11'10 x 9'7 into wardrobe recess (3.61m x 2.92m into wardrobe recess)

Two light double glazed window, radiator, fitted wardrobes housing wall mounted boiler.

BEDROOM THREE 8'4 x 7'6 (2.54m x 2.29m)

Two light double glazed window, radiator, storage cupboard.

BATHROOM 8'2 x 5'11 (2.49m x 1.80m)

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, heated towel rail, spotlights to ceiling, tiled floor, obscure double glazed window.

REAR GARDEN

Mainly laid to lawn, flower and shrub borders, patio area, outside tap, outside lights.

DETACHED DOUBLE GARAGE 19'1 x 16'4 (5.82m x 4.98m)

Up and over door via rear access road.

FRONT GARDEN

Providing OFF STREET PARKING.

COUNCIL TAX

London Borough of Redbridge - Band E

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 973 sq.ft. (90.4 sq.m.) approx. 1ST FLOOR 454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1427 sq.ft. (132.5 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 terms 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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