



3 Greenleafe Drive  
Barkingside, Essex IG6 1LN  
Price £775,000

### 3 Greenleafe Drive, Barkingside, Essex IG6 1LN

Located on the popular "Leafe" Estate, we are delighted to offer this extended FOUR DOUBLE bedroomed semi-detached house maintained in IMMACULATE DECOR CONDITION offering many original features and popular characteristics such as high ceilings, wide rooms and original fireplaces. This spacious property is likely to attract interest from buyers who wish to reside in one of Barkingside's most prestigious locations. The property offers potential for further development to the rear (subject to the usual planning consents) and is complimented with a meticulously maintained 70ft mature rear garden. The property is within 1/4 of a mile of local shopping facilities, bus services, 1/2 a mile of Barkingside central line station and within a short walk to the delightful Barkingside recreational grounds.

#### ENTRANCE PORCH

UPVC obscure leaded light style double glazed double doors, tiled floor, wooden obscure leaded light style door with fixed coloured leaded style sidelight leading to:

#### ENTRANCE HALL 14'3 x 8'2 max (4.34m x 2.49m max)

Amtico flooring, dado rail, coved cornice, stairs to first floor, radiator, understairs storage cupboard housing meters, door to:

#### CLOAKROOM/WC 3'8 x 2'3 (1.12m x 0.69m)

Wash hand basin with mixer tap, close couple wc, tiled walls, tiled floor, obscure leaded light style double glazed window.

#### RECEPTION ONE 16'3 into bay x 12'10 (4.95m into bay x 3.91m)

Seven light leaded light style double glazed bay with fanlights over, feature wooden fireplace surround with gas fire and tiled hearth, picture rail, coved cornice, double radiator, Karndeian flooring.

#### RECEPTION TWO 16'4 x 11;8 (4.98m x 3.35m;2.44m)

Feature stone fireplace surround with gas fire, picture rail, coved cornice, two wall light points, double radiator, leaded light style double glazed double doors with leaded light style fixed sidelights and fanlights over.

#### KITCHEN/DINER 20'2 x 8'9 max (6.15m x 2.67m max)

Kitchen Area: Range of wall and base units, Granite working surfaces, cupboards and drawers, four ring inset gas hob with extractor hood over, inset eye level double oven, integrated wine fridge, washing machine, dishwasher and fridge/freezer, sink unit with mixer tap, concealed lighting, tiled floor, tiled splashback, coved cornice, inset spotlights to ceiling, open to Dining Area: Double radiator, tiled floor, inset spotlights, coved cornice, three light leaded light style double glazed window with fanlights over, leaded light style double glazed UPVC door with fanlight over leading to rear garden.

#### FIRST FLOOR LANDING 9' x 6'8 max (2.74m x 2.03m max)

Dado rail, two light double glazed obscure leaded light style window with fanlights over, coved cornice, doors to:

#### BEDROOM ONE 16'7 into bay x 12'10 (5.05m into bay x 3.91m)

Seven light leaded light style double glazed bay with fanlights over, double radiator, picture rail, coved cornice, fireplace surround with stone hearth, fitted wardrobes to one wall.

#### BEDROOM TWO 13'7 x 11'1 (4.14m x 3.38m)

Three light leaded light style double glazed window with fanlights over, radiator, dado rail, coved cornice, fitted wardrobes to one wall with high level storage and desk area, radiator.

#### BEDROOM THREE 17' x 9' (5.18m x 2.74m)

Two light leaded light style double glazed window with fanlight over, further obscure leaded light style window with fanlight over, picture rail, coved cornice, double radiator, fitted wardrobes with desk area.

#### FAMILY BATHROOM 6'10 x 6'3 (2.08m x 1.91m)

Panel enclosed bath with mixer tap and inset hand held shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, inset spotlights to ceiling, heated towel rail, two light leaded light style obscure double glazed window with fanlight over.

#### SECOND FLOOR LANDING 7'10 x 6'8 (2.39m x 2.03m)

Dado rail, two light leaded light style obscure double glazed window with fanlights over, coved cornice, doors to:

#### BEDROOM FOUR 20' x 10'7 (6.10m x 3.23m)

Three light leaded light style double glazed window with fanlights over, two Velux double glazed windows, double radiator, fitted wardrobes with desk area to one wall, two eaves storage cupboards, coved cornice.

#### SHOWER ROOM 10'3 x 7 (3.12m x 2.13m)

Double walk-in shower cubicle with rainforest shower head and mixer tap, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, feature heated towel rail, coved cornice, extractor fan, storage cupboard, two light leaded light style obscure double glazed window with fanlights over.

#### REAR GARDEN

Approx 70ft rear garden with paved patio area, outside light, outside tap, mature tree and shrub borders, lawn area with paved pathway leading to rear patio area, timber shed with power and lighting on hardstanding, further composite shed on hardstanding.

#### FRONT GARDEN

Providing OFF STREET PARKING. Pedestrian side access.

#### COUNCIL TAX

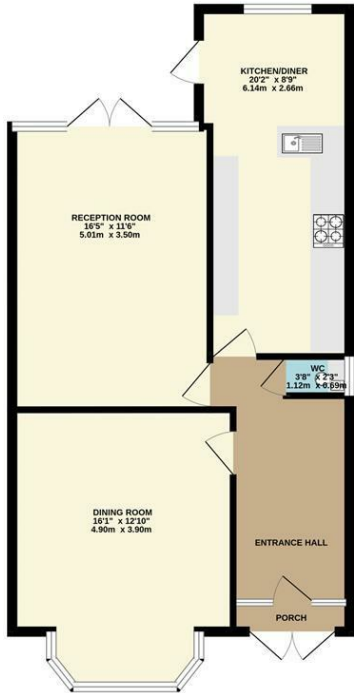
London Borough of Redbridge - Band E

#### AGENTS NOTE

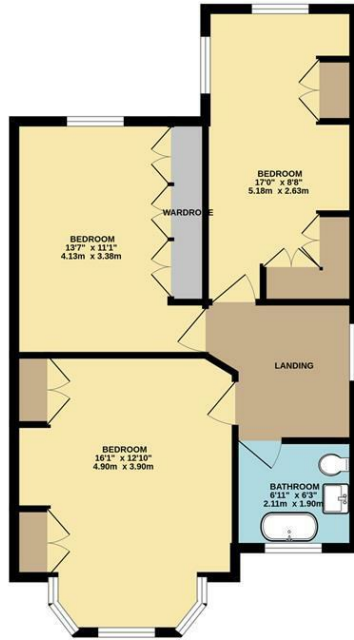
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

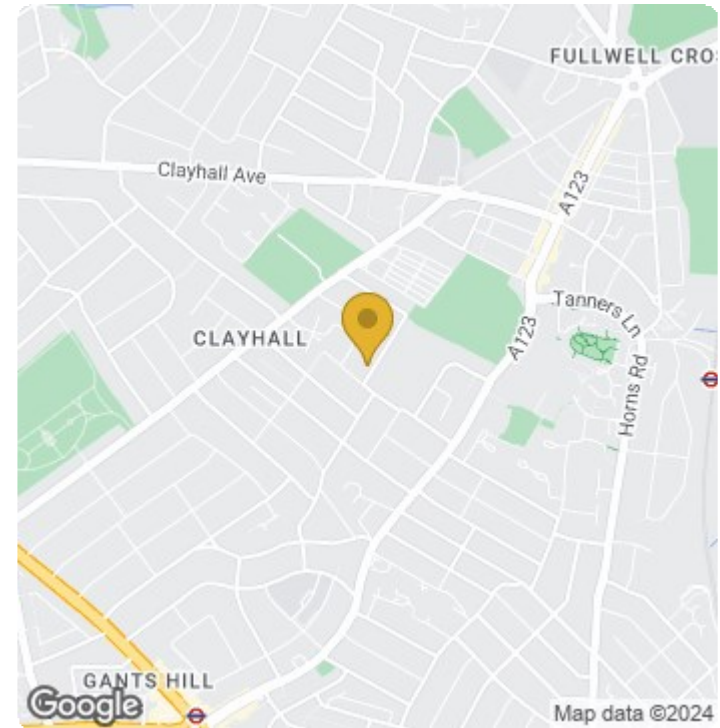


2ND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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