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156 Ashurst Drive
Barkingside, Essex IG6 1EE
Price guide £750,000

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** Price Guide: £750,000 to £765,000 ** NO ONGOING CHAIN ** Arbon & Miller are delighted to offer to the market this substantial FIVE BEDROOM extended HALLS ADJOINING end-of-terrace family home situated in this prime residential location close to amenities including local schools, transport links and shopping facilities. Barkingside Central Line Station is within 0.7 of a mile and provides direct access to Stratford and Liverpool Street stations within 20 and 30 minutes respectively. With over 1,900 square feet, this superb example of a traditional 1930's home with double bay windows and gable boasts wide rooms and high ceilings, with original ornate features throughout. This already spacious home provides EXCELLENT DEVELOPMENT POTENTIAL by means of integral garage and/or loft conversion (subject to usual planning consent). The internal floorspace is complemented by a deceiving large rear garden which extends beyond the lawn behind several established fruit trees. Viewing is highly recommended.

ENTRANCE PORCH 8'2 x 3'11 (2.49m x 1.19m)

Obscure glazed double entrance doors with fixed sidelights, tiled floor, obscure multi glazed door with fixed sidelights to:

ENTRANCE HALL 16'1 x 7'4 (4.90m x 2.24m)

Ornate coved cornice and ceiling rose, radiator, understairs storage cupboard, door to:

FRONT RECEPTION ROOM 12'6 (into bay) x 12'5 (3.81m (into bay) x 3.78m)

Five light sealed unit double glazed bay with fanlights over, three radiators, ornate coved cornice and ceiling rose.

REAR RECEPTION ROOM 15'6 x 12'6 (max) (4.72m x 3.81m (max))

Feature brick fireplace surround with raised hearth and tiled mantle, part wood panelled walls, six wall light points, double radiator, ornate ceiling rose, open planned to:

REAR EXTENSION 18'2 x 10'7 (5.54m x 3.23m)

Parquet wood strip flooring, panelled walls, double radiator, double glazed double doors to rear garden, fixed double glazed windows with fanlights over to rear, obscure glazed windows to flank wall with aspect to kitchen.

EXTENDED KITCHEN 22'6 x 7'7 (6.86m x 2.31m)

Base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, part tiled walls, double glazed door with fixed sidelights and fanlights over to rear garden.

FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE 15'5 (into bay) x 11'8 (4.70m (into bay) x 3.56m)

Five light sealed unit double glazed bay with fanlights over, radiator, coved cornice, sliding doors to fitted wardrobe cupboards and overhead storage, door to:

BEDROOM FOUR 13'8 (into bay) x 9'2 (4.17m (into bay) x 2.79m)

Four light sealed unit double glazed splay bay with fanlights over, sliding doors to fitted wardrobe cupboards with further overhead storage, intercommunicating double doors leading to bedroom five.

BEDROOM TWO 12'7 x 11'8 (3.84m x 3.56m)

Two light window with opening casement and fanlight over, radiator, door to bedroom five.

BEDROOM FIVE 11'3 x 9'1 (3.43m x 2.77m)

Two light window with fanlight over, radiator.

BEDROOM THREE 8'3 x 8'2 (2.51m x 2.49m)

Two light sealed unit double glazed window with fanlights over, radiator.

BATHROOM 9'1 x 8'1 (2.77m x 2.46m)

Raised bath with mixer tap and separate thermostatically controlled shower unit, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, built-in airing cupboard housing combi boiler with storage cupboard above, three light obscure double glazed window, radiator.

REAR GARDEN

Paved patio area, abundance of established, shrubs and fruit trees. remainder mainly laid to lawn.

OUTSIDE WC 5'3 x 2'8 (1.60m x 0.81m)

Low level wc.

INTEGRAL GARAGE 39'6 x 9'5 (max) (12.04m x 2.87m (max))

Power and lighting, double vehicular doors.

FRONT GARDEN

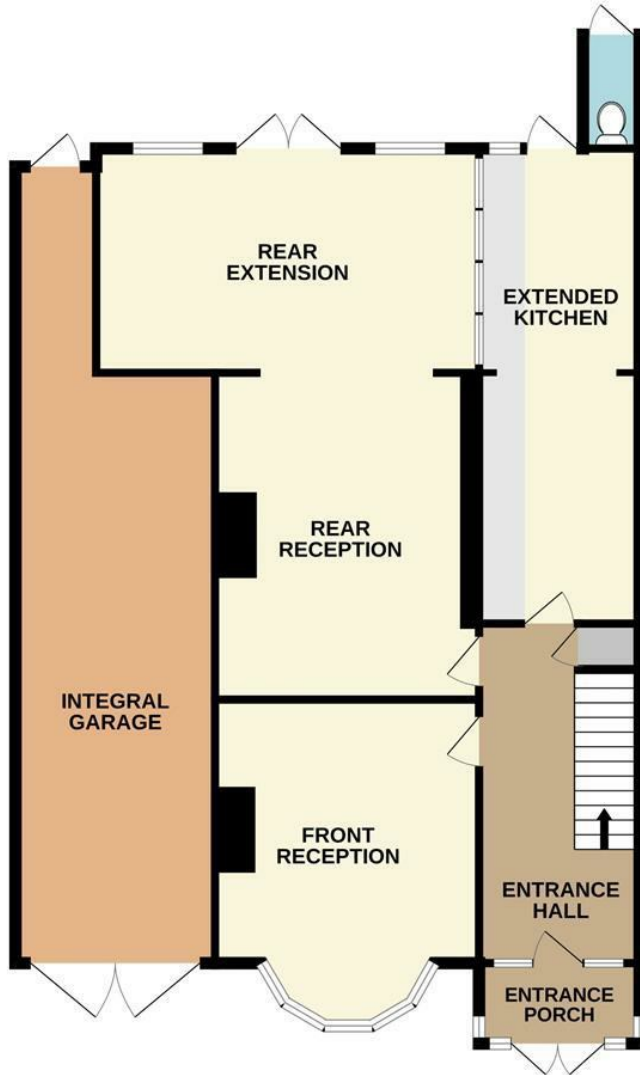
COUNCIL TAX

London Borough of Redbridge - Band F

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.





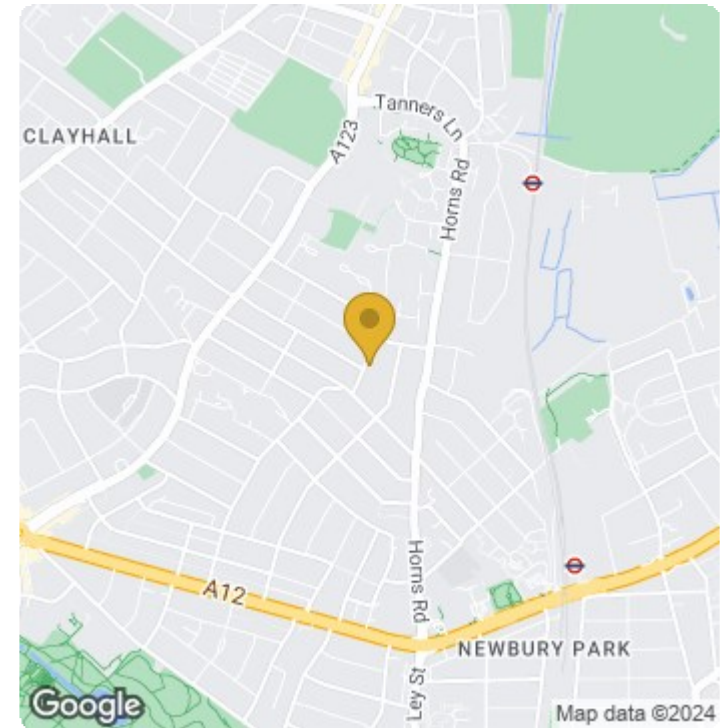
GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.

TOTAL FLOOR AREA : 1904 sq.ft. (176.9 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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

