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6 Emsworth Road  
Barkingside, Essex IG6 2EL  
Price guide £625,000



## 6 Emsworth Road, Barkingside, Essex IG6 2EL

Price Guide: £625,000 to £650,000. Arbon & Miller are delighted to offer this immaculately presented EXTENDED four bedroom semi-detached Chalet style bungalow. Located in one of the areas Most Prestigious Turnings within 1/2 of a mile of local shopping facilities, bus services and within 3/4 of a mile from Farilop central line station, which offers direct access to Liverpool Street within 30 minutes and Stratford within 20 minutes. The property offers 14'1 Lounge and 17'9 Kitchen/Diner, both of which open to Extended 22'2 Conservatory. Two Bedrooms and Bathroom can be found to the ground floor with a further two bedrooms and shower room can be found to the first floor. There is a DETACHED GARAGE accessed via shared Drive. Paved front garden providing OFF STREET PARKING.

### STORM PORCH

UPVC obscure double glazed leaded light style entrance door with fixed fanlight over,

### ENTRANCE HALL

Radiator, spotlights to ceiling, stairs to first floor, understairs storage cupboard, doors to:

### LOUNGE 14'1 x 11'9 (4.29m x 3.58m)

Wood strip flooring, double radiator, coved cornice, spotlights to ceiling, wooden multi paned folding doors to:

### CONSERVATORY 22'2 x 11'5 to extremes (6.76m x 3.48m to extremes)

Three double radiators, tiled floor, two wall light points, double glazed double doors to rear garden with double glazed obscure glazed windows and fanlights over, multi glazed stable style door leading to:

### KITCHEN/DINER 17'9 x 12'1 to extremes (5.41m x 3.68m to extremes)

Rangemaster Oven with gas hob and extractor hood over, range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, one and half bowl stainless steel sink unit with mixer tap, cupboard housing boiler, spotlights to ceiling, coved cornice, double radiator, tiled floors, integrated dishwasher and washing machine, part tiled walls, UPVC obscure double glazed door with fanlight over leading to side access.

### BEDROOM ONE 13'6 into bay x 11'8 (4.11m into bay x 3.56m)

Five light double glazed bay with fanlights over, fitted wardrobes to one wall, double radiator, coved cornice, spotlights to ceiling, double glazed window to flank.

### BEDROOM TWO 12'11 x 7'8 (3.94m x 2.34m)

Three light double glazed oriel bay with fanlights over, double radiator.

### BATHROOM 7'10 x 6' (2.39m x 1.83m)

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

### FIRST FLOOR LANDING

Eaves storage, spotlights to ceiling, doors to:

### BEDROOM THREE 12'5 x 12'1 to extremes (3.78m x 3.68m to extremes)

Three light double glazed window with fanlights over, feature radiator, double glazed Velux skylight window, eaves storage, fitted wardrobes, spotlights to ceiling.

### BEDROOM FOUR 12' x 10'1 to extremes (3.66m x 3.07m to extremes)

Three light double glazed window with fanlights over, feature radiator, eaves storage, fitted wardrobes, spotlights to ceiling.

### SHOWER ROOM 7'8 x 5'8 (2.34m x 1.73m)

Corner glazed shower cubicle with shower unit and mixer tap, part tiled walls, low level wc, wash hand basin with mixer tap, tiled splashback, double glazed Velux skylight window, tiled floor, heated towel rail, spotlights to ceiling, extractor fan.

### FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES.

### REAR GARDEN

Decking area, large lawn, mature tree and shrub borders, pebble pathways leading to pedestrian access, covered wooden seating area on hardstanding.

### DETACHED GARAGE

Shared driveway leading to garage curenly used as storage.

### COUNCIL TAX

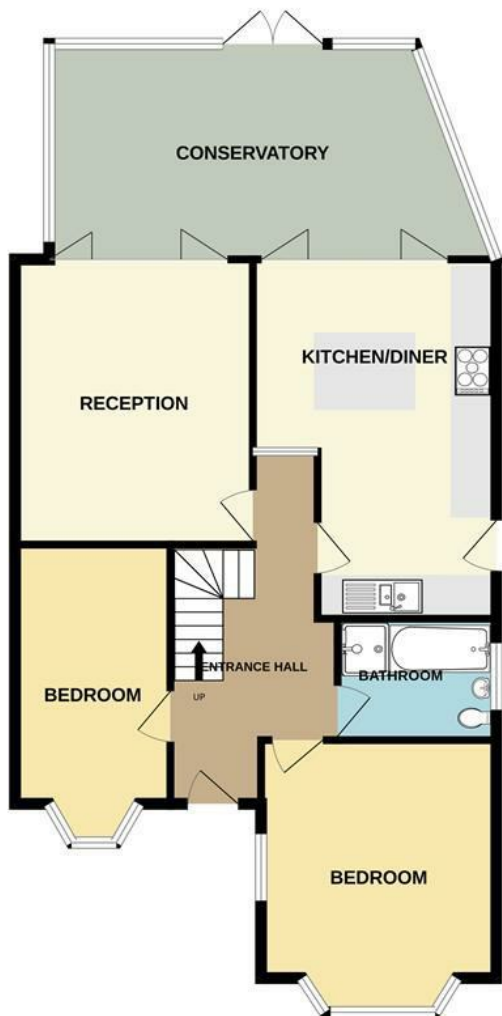
London Borough of Redbridge - Band E

### 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  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	78
England & Wales		EU Directive 2002/91/EC





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