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61 Heybridge Drive  
Barkingside, Essex IG6 1PE  
Price guide £560,000



## 61 Heybridge Drive, Barkingside, Essex IG6 1PE

\*\*\* GUIDE PRICE £560,000 - £580,000 \*\*\* CHAIN FREE \*\*\* We are delighted to offer this three bedroom EXTENDED terrace property situated close to Barkingside High Street and offering great access to local shops, Fairlop & Barkingside tube stations. We feel that this property would make an ideal family home as several schools are within walking distance. The property currently offers to the first floor 3 bedrooms and bathroom. The ground floor consists of a large through lounge and extended kitchen diner. There is a well presented rear garden with brick built outbuilding and a driveway to front. CALL NOW TO VIEW.

### ENTRANCE PORCH 7'1 x 4' (2.16m x 1.22m)

Obscure leaded light style double glazed double doors with obscure fixed sidelights and leaded light style fanlights over, wood strip flooring, wall light point, multi glazed wooden double doors leading to:

### ENTRANCE HALL 12'8 x 5'5 (3.86m x 1.65m)

Stairs to first floor, dado rail, double radiator, coved cornice, understairs storage cupboard, doors to:

### THROUGH LOUNGE 23'7 into bay x 11'3 max (7.19m into bay x 3.43m max)

Four light double glazed bay with leaded light style fanlight over, radiator, two double radiators, coved cornice, feature gas fire, serving hatch to kitchen, open to:

### L-SHAPED KITCHEN/DINER EXTENSION 17'7 x 15'6 to extremes (5.36m x 4.72m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, five ring gas hob with extractor hood over, two under counter ovens, one and half bowl stainless steel sink top unit with mixer tap, concealed lighting, spotlights to ceiling, coved cornice, tiled splashbacks. Breakfast bar, coved cornice, spotlights to ceiling, double glazed double doors with fixed sidelights leading to rear garden, double radiator, tiled splashback, wall and base unit, coved cornice, double glazed door, double glazed window with fanlight over, open to:

### FIRST FLOOR LANDING 8'4 x 6'7 (2.54m x 2.01m)

Coved cornice, access via pull down ladder to LOFT ROOM, dado rail.

### BEDROOM ONE 13'4 into bay x 10'3 (4.06m into bay x 3.12m)

Five light double glazed half bay with leaded light style fanlights over, fitted wardrobes to one wall with matching dresser and side tables, double radiator, coved cornice.

### BEDROOM TWO 10'10 x 10'3 (3.30m x 3.12m)

Three light double glazed window with fanlights over, fitted wardrobes to one wall with matching side tables, coved cornice, double radiator, two wall light points.

### BEDROOM THREE 6'9 x 6'7 (2.06m x 2.01m)

Two light double glazed window with leaded light style fanlights over, coved cornice, double radiator, fitted wardrobe with matching chest of drawers.

### BATHROOM 6'7 x 5'5 (2.01m x 1.65m)

Panel enclosed bath with mixer tap, electric power shower with dual controls, hand held shower attachment and glazed shower screen, vanity unit with wash hand basin, mixer tap and storage under, close coupled wc, heated towel rail, extractor fan, spotlights to ceiling, tiled walls, tiled floor, obscure double glazed window with fanlight over.

### LOFT ROOM 16'2 x 9'9 (4.93m x 2.97m)

Two double glazed skylight windows, eaves storage, power and lighting.

### REAR GARDEN

Artificial grass, mature tree and shrub borders, pond, 14'3 x 7'5 brick built storage shed, outside tap, outside light, power point.

### FRONT GARDEN

Providing OFF STREET PARKING. Mature tree and shrub border.

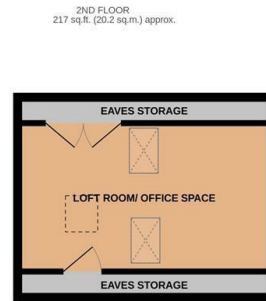
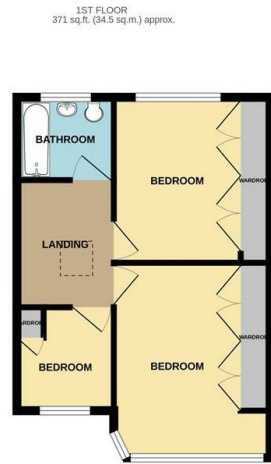
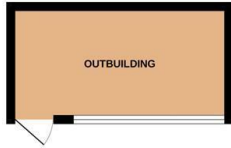
### COUNCIL TAX

London Borough of Redbridge - Band D

### AGENTS NOTE

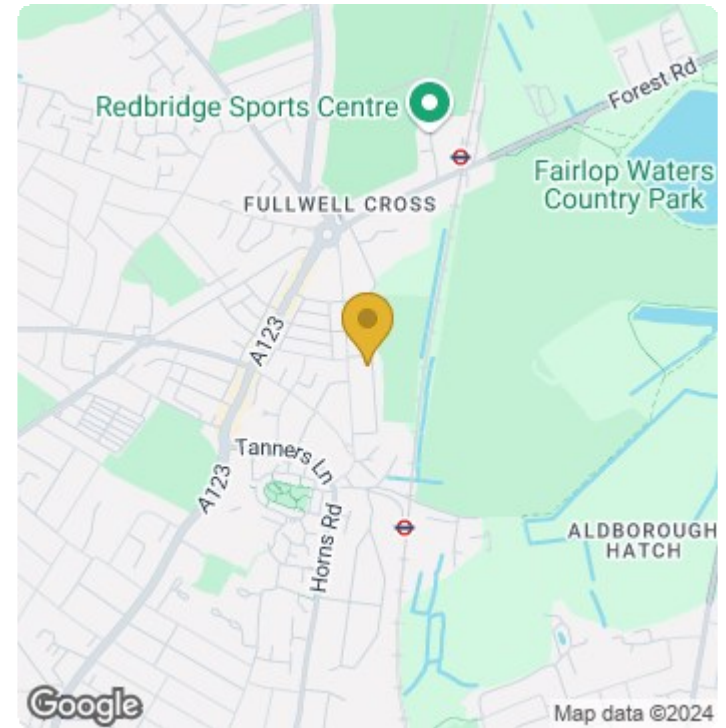
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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>		<b>80</b>
(69-80) <b>C</b>	<b>66</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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