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5 Lamerton Road  
Barkingside, Essex IG6 2EQ  
Price guide £519,250



## 5 Lamerton Road, Barkingside, Essex IG6 2EQ

**\*\*Guide Price: £519,250 - £540,000\*\*** Arbon & Miller are pleased to offer this delightful two-bedroom EXTENDED semi-detached bungalow presented in good decorative condition throughout. Located in one of Barkingside's PRIME RESIDENTIAL TURNINGS within 1/2 of a mile of local shopping facilities, bus services and 3/4 of a mile from FAIRLOP CENTRAL LINE STATION which offers direct access to Liverpool Street within 30 minutes and Stratford within 20 minutes. The property offers FANTASTIC DEVELOPMENT POTENTIAL by means of FURTHER REAR EXTENSION AND/OR LOFT CONVERSION (subject to usual planning consents) which would substantially increase this already spacious bungalow. There is a DETACHED GARAGE via joint-driveway with further private parking to front. A viewing is highly recommended to appreciate the property's many features.

### ENTRANCE PORCH 3'7 x 2'9 (1.09m x 0.84m)

Composite entrance door with part obscure glazed insert. Obscure multi glazed door to:

### ENTRANCE HALL 13'8 x 7'3 narrowing to 2'9 (4.17m x 2.21m narrowing to 0.84m)

Coved cornice, double radiator, laminated wood strip flooring, two built-in storage cupboards with overhead storage above, obscure multi glazed door to:

### KITCHEN/DINER 17'5 x 11'9 narrowing to 8'7 (5.31m x 3.58m narrowing to 2.62m)

Kitchen Area: High gloss base and wall units, working surfaces, cupboards and drawers, built-in oven with microwave above, four ring hob with canopy extractor hood over, one and half bowl stainless steel sink top with mixer tap, part tiled walls, obscure double glazed window to flank, spotlights to ceiling, access to loft space, integrated fridge/freezer and washing machine. Dining Area: Three light double glazed bi folding doors to rear garden, spotlights to ceiling, upright contemporary radiator, open plan aspect to:

### LOUNGE 14'4 x 11'9 (4.37m x 3.58m)

Four wall light points, radiator, coved

cornice, laminated wood strip flooring, multi bevel glazed door to:

### REAR EXTENSION 10'10 max x 9'7 (3.30m max x 2.92m)

Currently used as office. Base and wall units with working surface, radiator, laminated wood strip flooring, coved cornice, two double glazed doors with fixed sidelights with fanlights over, double glazed window to flank.

### BEDROOM ONE 13'4 (into bay) x 11'7 (4.06m (into bay) x 3.53m)

Four light double glazed bay with fanlights over, radiator, wood strip style flooring, picture rail, three wall light points, obscure double glazed window to flank.

### BEDROOM TWO 12'6 (into recess) x 7'8 (3.81m (into recess) x 2.34m)

Three light double glazed oriel bay with fanlights over, radiator, coved cornice, dado rail, fitted wardrobe cupboards to three walls with further overhead storage.

### SHOWER ROOM/WC 5'9 x 5'6 (1.75m x 1.68m)

Corner tiled shower enclosure with thermostatically controlled shower unit, pedestal wash hand basin, low level wc, art decor style feature tiled walls, shaver point, upright heated towel rail, spotlights to ceiling, double glazed window to flank.

### REAR GARDEN

South facing rear garden with paved patio area with steps down to meticulously maintained lawn, established tree and shrub borders, shed at rear, wall light points, gated side entrance leading to:

### DETACHED GARAGE

Via shared driveway.

### 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.






TOTAL FLOOR AREA : 806 sq.ft. (74.8 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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