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59 Beaminster Gardens
Barkingside, Essex IG6 2BW
Price £570,000

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A truly exceptional 1930's built three bedroom terrace home presented in decoratively immaculate condition throughout. The property offers EXCELLENT POTENTIAL FOR DEVELOPMENT by means of loft conversion and/or rear extension (stp). The property is situated immediately off Longwood Gardens and Clayhall Avenue and is within 0.8 miles of Barkingside Central Line Station offering direct access to Stratford & Liverpool Street stations within approximately 20 and 30 minutes respectively. Beaminster Gardens is conveniently positioned close to Barkingside High Street with its wide variety of shops, restaurants, cafes and local amenities. We highly recommend an internal inspection to appreciate the property's many key features.

ENTRANCE HALL 13'9 x 6'2 (4.19m x 1.88m)

Feature leaded light style entrance door with fixed sidelights, wood strip style flooring, radiator, coved cornice, dado rail, meter and storage cupboard understairs, further storage cupboard.

FRONT RECEPTION 15'2 into bay x 12'8 (4.62m into bay x 3.86m)

Eight light leaded light style double glazed bay with obscure fanlights over, coved cornice, dado rail, feature fireplace surround with marble insert and raised hearth,.

REAR RECEPTION 15'2 x 11'4 (4.62m x 3.45m)

Feature glazed display cabinets with concealed lighting and storage cupboards below to chimney breast recess, Amtico flooring, coved cornice, dado rail, radiator, double glazed leaded light style door to rear garden with fixed sidelights and fanlights over.

KITCHEN 11'2 x 7'6 (3.40m x 2.29m)

Base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, built-in Neff oven with gas hob and extractor fan over, plumbing for washing machine, recess

housing fridge/freezer, Amtico flooring, coved cornice, leaded light style double glazed door with fixed sidelight and fanlight over to rear garden.

FIRST FLOOR LANDING 9'5 x 8'6 max (2.87m x 2.59m max)

Access to loft, coved cornice, dado rail.

BEDROOM ONE 15'4 into bay x 11'4 into wardrobe recess (4.67m into bay x 3.45m into wardrobe recess)

Eight light leaded light style double glazed bay with obscure fanlights over, fitted wardrobe cupboards to chimney breast recess, Amtico flooring, coved cornice, radiator.

BEDROOM TWO 15' x 10'5 into wardrobe recess (4.57m x 3.18m into wardrobe recess)

Fitted wardrobe cupboards to chimney breast recess, coved cornice, radiator, three light leaded light style double glazed window with fanlights over to rear.

BEDROOM THREE 8'5 x 7'5 (2.57m x 2.26m)

Two light leaded light style double glazed window, coved cornice, radiator, dado rail, wood strip style flooring.

FEATURE BATHROOM 8'5 x 8'2 (2.57m x 2.49m)

Feature oval bath with mixer tap and shower attachment, separate corner tiled shower cubicle with thermostatically controlled shower unit, suspended wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, underfloor heating, spotlights to ceiling, two light leaded light style double glazed window to rear, further leaded light style double glazed window, upright heated towel rail.

REAR GARDEN

Raised hardstanding area, tree and shrub borders, shed at rear, pathway leading to crazy paved area at rear, remainder laid to lawn, outside tap, outside light.

COUNCIL TAX

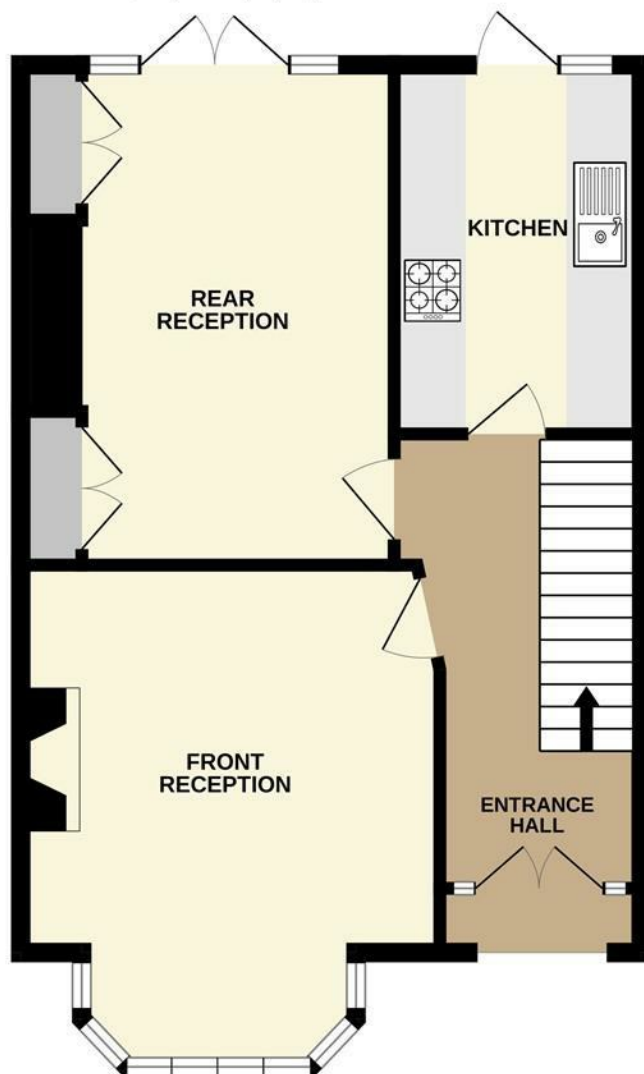
London Borough of Redbridge - Band E

AGENTS NOTE

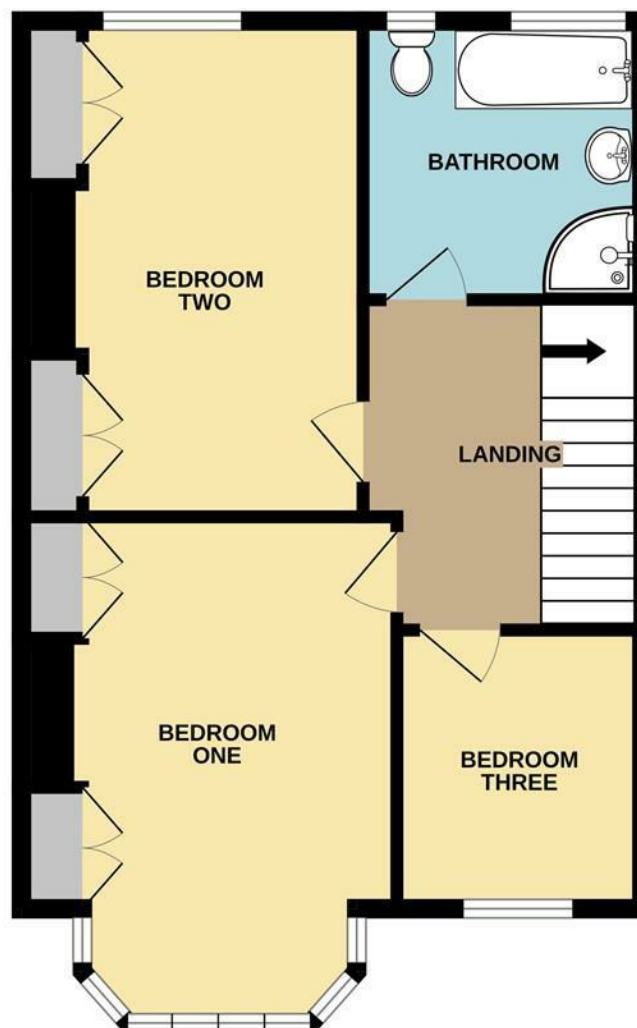
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
515 sq.ft. (47.9 sq.m.) approx.

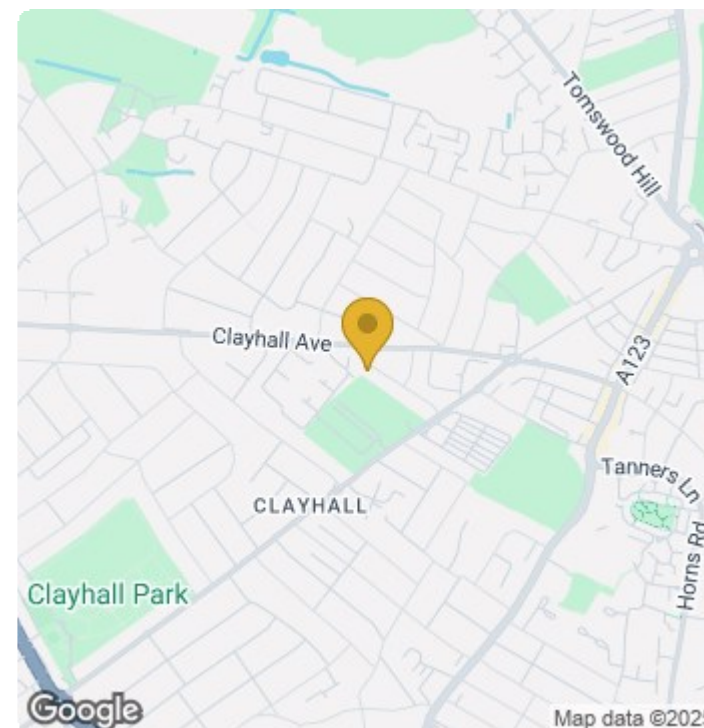


1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

