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22 Waterloo Road
Barkingside, Essex IG6 2EG
Price guide £590,000

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*** PRICE GUIDE £590,000 - £625,000 Arbon & Miller are delighted to offer this EXTENDED four bedroom mid terrace home, ideally located to local amenities including Barkingside's bustling High Street with a wide choice of local shops, restaurants, and cafes, and close to both Fairlop & Barkingside Central line stations providing direct access into central London. The property offers large through lounge with EXTENDED rear Kitchen diner extension and w/c to the ground floor and to the first floor are 3 good size bedrooms and family bathroom. The loft has been tastefully converted in the principle bedroom with Juliet balcony and en-suite shower room. OFF STREET PARKING is offered via paved front garden. CALL NOW TO VIEW

ENTRANCE HALL 19'11 x 6'4 max (6.07m x 1.93m max)

Wooden door with obscure leaded light style insert and obscure glazed fixed sidelights, stairs to first floor, understairs storage cupboard, picture rail, wood strip flooring, double radiator, door to:

CLOAKROOM 7'7 x 2'4 (2.31m x 0.71m)

Low level wc, part tiled walls, tiled floor, vanity unit with wash hand basin, spotlights to ceiling, extractor fan.

THROUGH LOUNGE 26'5 into bay x 12'3 max (8.05m into bay x 3.73m max)

Five light leaded light style double glazed window with fanlights over, double radiator, picture rail, inset fireplace, further double radiator, Parquet flooring.

EXTENDED KITCHEN/DINER 17'2 x 13'9 to extremes (5.23m x 4.19m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top with mixer tap, double oven with electric hob and extractor fan over, tiled floor, spotlights to ceiling, plumbing for washing machine, recess for tumble dryer, integrated dishwasher, concealed lighting, tiled splashback, three light leaded light style double glazed window, part tiled and part Parquet flooring, double glazed leaded light style door to rear garden.

FIRST FLOOR LANDING

Spotlights to ceiling, stairs to second floor, doors to:

BEDROOM TWO 14'4 into bay x 11'1 (4.37m into bay x 3.38m)

Five light leaded light style double glazed bay with fanlights over, double radiator, wood strip flooring, picture rail.

BEDROOM THREE 11'10 x 10'3 (3.61m x 3.12m)

Three light leaded light style double glazed window, wood strip flooring, radiator.

BEDROOM FOUR 6'9 x 6'8 (2.06m x 2.03m)

Currently used as a study. Three light leaded light style oriel bay with fanlights over, wood strip flooring, radiator, picture rail, ceiling fan.

FAMILY BATHROOM 7'5 x 6'8 (2.26m x 2.03m)

Tiled enclosed bath with mixer tap, hand held shower attachment, Rainforest shower head and glazed side screen, tiled walls, tiled floor, heated towel rail, close coupled wc, vanity unit with wash hand basin and mixer tap, shaver point, spotlights to ceiling, tiled walls, extractor fan, two light obscure leaded light style double glazed window.

SECOND FLOOR LANDING

Storage cupboard housing boiler, double glazed Velux window, spotlights to ceiling, door to:

BEDROOM FOUR 18'5 x 12'9 to extremes (5.61m x 3.89m to extremes)

Double glazed double doors with double glazed fixed sidelight and fanlights over to Juliette Balcony, two Velux double glazed windows with integrated blinds, spotlights to ceiling, double radiator, door to:

ENSUITE SHOWER ROOM 7 x 5'2 (2.13m x 1.57m)

Double walk-in shower unit with hand held shower attachment, rainforest shower head, inset shelving unit and glazed screen, tiled walls, tiled floor, close coupled wc, vanity unit with wash hand basin and mixer tap, shaver point spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over, heated towel rail.

REAR GARDEN approx 70ft (approx 21.34mft)

Paved patio area, remainder laid to lawn, hardstand at rear, power, outside light, outside tap.

FRONT GARDEN

Providing OFF STREET PARKING. Shrub borders.

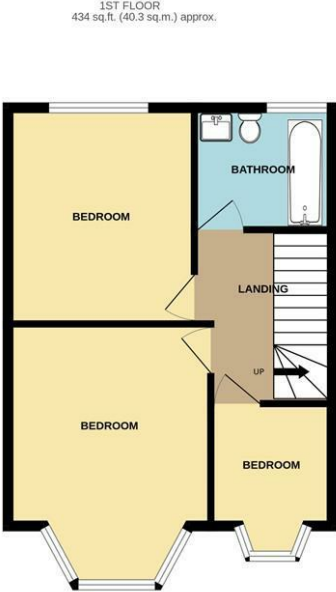
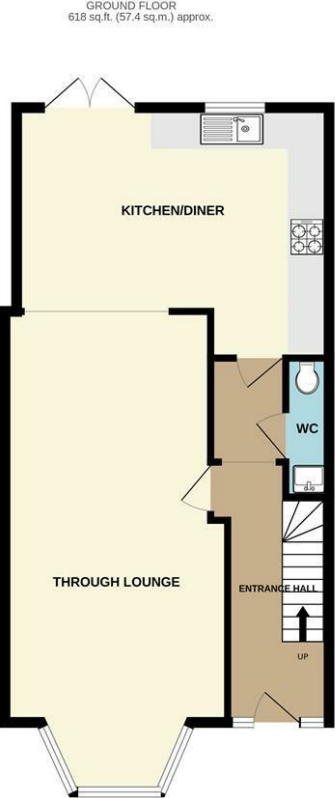
COUNCIL TAX

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 : 1329 sq.ft. (123.5 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		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

