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37 Oakleafe Gardens
Barkingside, Essex IG6 1LQ
Offers in excess of £800,000

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Welcome to this impressive end-terrace house located in the ever popular "Leafe Estate" Barkingside. This spacious property boasts four well-proportioned bedrooms, making it an ideal family home. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. Set on an extended large plot, this home offers ample outdoor space, providing a wonderful area for children to play or for hosting summer barbecues. The fitted bedrooms ensure that you have plenty of storage and comfort, catering to all your needs. With two bathrooms, morning routines will be a breeze for the whole family. Additionally, the property includes a detached garage, offering convenient storage for vehicles or other belongings. Parking is a significant advantage here, with space available for up to three vehicles, ensuring that you and your guests will never struggle to find a spot. This charming house in Barkingside is not just a home; it is a lifestyle choice, combining comfort, space, and practicality in a sought-after location within walking distance of tube stations, bus links and local schools. Don't miss the opportunity to make this wonderful property your own.

ENTRANCE PORCH 5'8 x 2'1 (1.73m x 0.64m)

Double glazed double doors, wooden door with obscure coloured leaded light insert with obscure glazed fixed sidelights leading to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, radiator, doorways and openings to:

THROUGH LOUNGE 27'5 into bay x 13'4 max (8.36m into bay x 4.06m max)

Seven light leaded light style double glazed bay with leaded light style obscure fanlights over, three double radiators, coved cornice, multi glazed obscure door to entrance hall, multi glazed bi folding doors to:

KITCHEN/DINER EXTENSION 21'9 x 18'9 to extremes (6.63m x 5.72m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, double under counter oven with four burner ceramic hob and extractor fan over, concealed lighting, one and half bowl sink to unit with mixer tap, waste disposal, integrated dishwasher, fridge, freezer, washing machine, space for condensing tumble dryer, tiled splashback, cupboard housing two year old Valiant Ecofit Pure boiler, three light double glazed window with fanlight over, further double glazed window with fanlight over, double glazed double doors with fanlight over to rear garden, double radiator, vertical wall mounted radiator, spotlights to ceiling, archway to:

SECOND RECEPTION 20'7 x 11'9 (6.27m x 3.58m)

Three wall light points, centre light, double radiator, coved cornice, double glazed sliding door with double glazed fixed sidelights to rear garden, doorway to:

INNER LOBBY 9'1 x 3'1 (2.77m x 0.94m)

Leaded light style double glazed window with with leaded light style fanlights over, coved cornice, door to:

SHOWER ROOM 9'1 x 3'3 (2.77m x 0.99m)

Shower cubicle with hand held shower attachment, tiled walls, low level wc, wash hand basin, double radiator, tiled walls, spotlights to ceiling, extractor fan.

FIRST FLOOR LANDING 9'7 x 8'4 (2.92m x 2.54m)

Access to loft, picture rail, doors to:

BEDROOM ONE 20'7 x 11'9 (6.27m x 3.58m)

Two double glazed three light leaded light style window with leaded light style fanlights over, fitted wardrobes to one wall with high level storage, further wardrobe unit, fitted bedside cabinets, matching chest of drawers, coved cornice, double radiator.

BEDROOM TWO 15'7 into bay x 12'2 (4.75m into bay x 3.71m)

Seven light leaded light style double glazed bay with leaded light style obscure fanlights over, fitted wardrobes to one wall, double radiator, two further radiators.

BEDROOM THREE 13'1 x 10'8 (3.99m x 3.25m)

Two light double glazed window with fanlight over, radiator, fitted wardrobes to one wall.

BEDROOM FOUR 8'7 x 7'1 (2.62m x 2.16m)

Two light leaded light style double glazed window with obscure leaded light style fanlight over, radiator.

BATHROOM 8'4 x 6'5 (2.54m x 1.96m)

Panel enclosed bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin, low level wc, two radiators, tiled walls, spotlights to ceiling, obscure

double glazed window with fanlight over, further double glazed fanlight window.

REAR GARDEN

Paved patio area, two outside lights, outside tap, power socket, mainly laid to lawn, mature tree and shrub borders, double gates to rear leading to hard stand and detached garage, timber sheds both with power and lighting on hard standing, potential for further development.

FRONT GARDEN

Providing OFF STREET PARKING.

DETACHED GARAGE

Access via Longwood Gardens.

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.



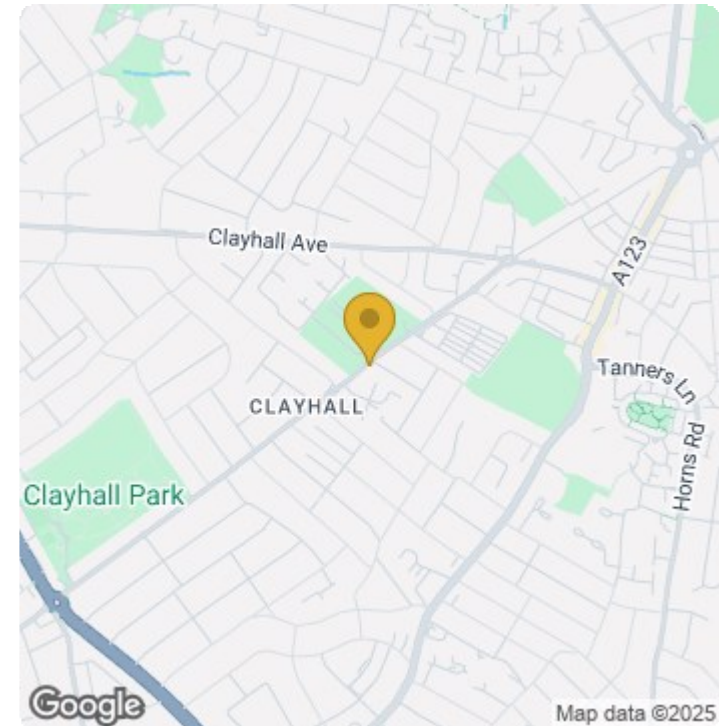
GROUND FLOOR
1124 sq.ft. (104.5 sq.m.) approx.

1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1872 sq.ft. (173.9 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		85
(69-80) C	67	
(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 

