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46 Greenleafe Drive  
Barkingside, Essex IG6 1LJ  
Price guide £525,000



## 46 Greenleaf Drive, Barkingside, Essex IG6 1LJ

**\*\*LOCATION, LOCATION, LOCATION.\*\*** Guide Price: £525,000-£535,000. This beautifully decorated, extended two-bedroom semi-detached bungalow is ideally situated next to the entrance of Barkingside Recreational Park and is available with immediate vacant possession. Located on a prime residential street within the sought-after Leafe Estate, just off Longwood Gardens, this property offers both convenience and charm. The park entrance provides a convenient pedestrian cut-through to Barkingside High Street (during park opening hours), which features a variety of restaurants, cafés, and local shopping amenities, including supermarkets. Barkingside Central Line station is nearby, offering easy access to central London, with Liverpool Street and Stratford stations approximately 30 and 20 minutes away, respectively. This already extended home has excellent potential for further development, including the possibility of a full-width rear extension and/or loft conversion to create a spacious family home (subject to planning permissions). The property offers well-proportioned rooms and attractive features such as bay windows that fill the space with natural light and provide lovely views over the park. The exceptionally well-appointed interior is complemented by a meticulously maintained mature rear garden. Contact us today to arrange an early internal inspection to avoid disappointment.

### ENTRANCE PORCH 6'5 x 4'3 (1.96m x 1.30m)

Obscure double glazed UPVC entrance door with fixed sidelights, bevelled multi glazed door with obscure fixed sidelights leading to:

### ENTRANCE HALL 25'1 x 4'9 (max) (7.65m x 1.45m (max))

Radiator, access to loft.

### LOUNGE/DINER 23'8 (into bay) x 11'2 (7.21m (into bay) x 3.40m)

Five light double glazed bay with fanlights over, two radiators, coved cornice, double glazed window with fanlight over to rear with views over Barkingside Recreational Grounds, three wall light points.

### KITCHEN 15'7 x 8'5 (4.75m x 2.57m)

Extensive range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top with mixer tap, plumbing for washing machine, part tiled walls, recess for oven with canopy extractor fan over, double radiator, wall mounted Valiant combi boiler, double glazed window with fanlight over, further double glazed door with fixed sidelight to rear garden, sealed unit double glazed

window to flank, feature double glazed picture window to rear with views over Barkingside Recreational Grounds.

### BEDROOM ONE 15'7 (into bay) x 11'3 (into wardrobe recess) (4.75m (into bay) x 3.43m (into wardrobe recess) )

Five light double glazed bay with fanlights over, two wall light points, feature fitted wardrobe cupboards to one wall with matching dressing table, coved cornice.

### BEDROOM TWO 14'3 x 12'4 (4.34m x 3.76m)

Three light double glazed window with fanlight over to rear, double radiator, fitted display unit with glazed shelving, inset lighting, cupboards and drawers below, coved cornice.

### SHOWER ROOM 9'3 x 6'2 (2.82m x 1.88m)

Walk-in tiled shower enclosure with thermostatically controlled shower unit, pedestal wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, two light obscure double glazed window to flank, spotlights to ceiling, upright heated towel rail, large built-in storage cupboard.

### REAR GARDEN

Meticulously maintained rear garden with established trees and shrubs, flower beds, large paved patio area, outside storage shed, outside tap, side entrance via wooden gate, remainder laid to lawn.

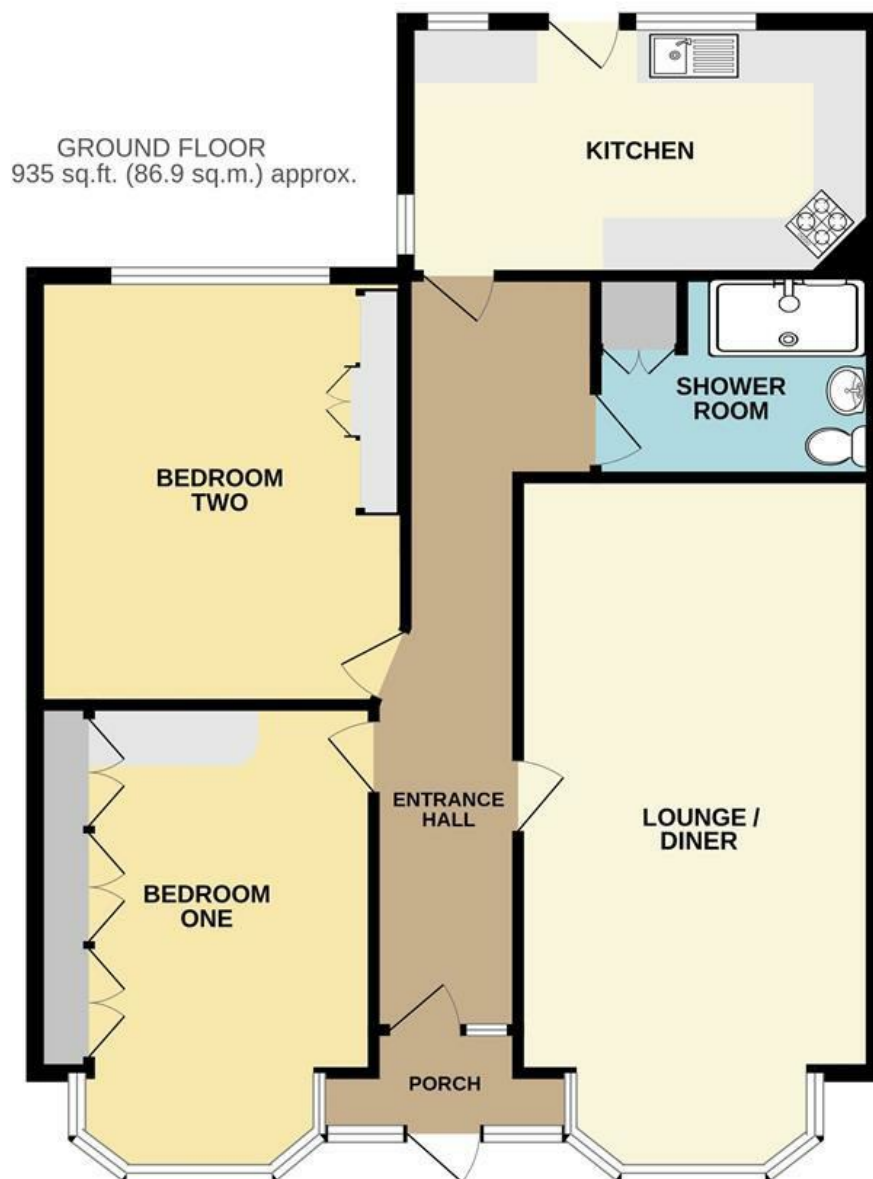
### COUNCIL TAX

London Borough of Redbridge - Band E

### AGENTS NOTE

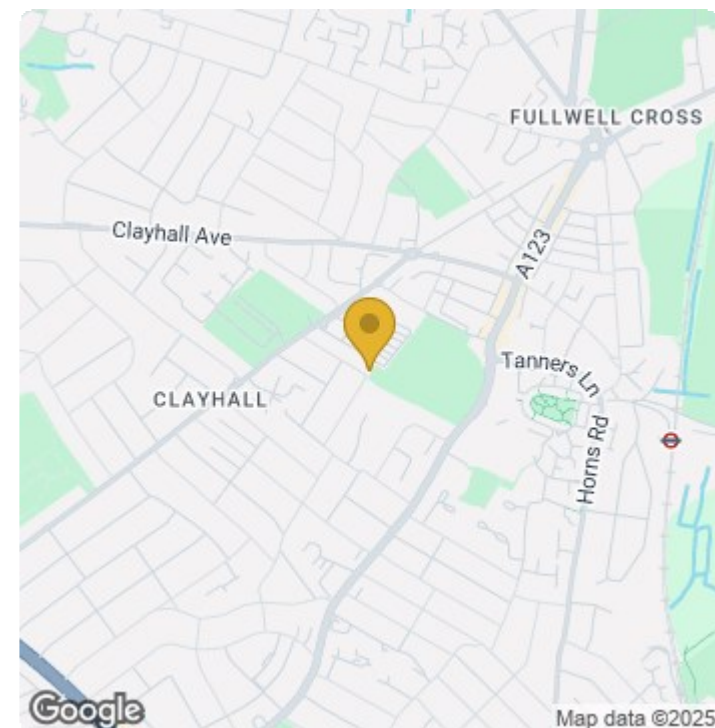
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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 : 935 sq.ft. (86.9 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</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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