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22 Coronation Close
Barkingside, Essex IG6 1DB
Price £775,000



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Nestled in the tranquil cul-de-sac of Coronation Close, Barkingside, this impressive end-terrace family home offers a perfect blend of space, comfort, and modern living. With six generously sized bedrooms and three well-appointed bathrooms, this property is ideal for families seeking room to grow and thrive.

Upon entering, you will be greeted by an immaculate interior that has been thoughtfully extended to enhance both functionality and style. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying family time. The layout of the home ensures that every corner is utilised effectively, making it a practical choice for everyday living. The property boasts parking for two vehicles, a valuable feature in this sought-after area. Additionally, a large outbuilding offers versatile options, whether you envision it as a home office, gym, or extra storage space. Conveniently located within walking distance to Barkingside Station, commuting to central London is a breeze, making this home an excellent choice for professionals and families alike. The surrounding neighbourhood is peaceful, providing a safe environment for children to play and explore. In summary, this imposing six-bedroom family home on Coronation Close is a rare find, combining modern amenities with a serene location. It presents an exceptional opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-maintained residence. Do not miss the chance to make this remarkable property your new home.

ENTRANCE PORCH 6'1 x 5'2 (1.85m x 1.57m)

UPVC double glazed leaded light style double doors with fixed sidelights and fanlights over, leaded light style double glazed window to flank, tiled floor, light, storage, wooden door with leaded light style obscure glazed insert to:

ENTRANCE HALL 14'4 x 5'9 (4.37m x 1.75m)

Tiled floor with underfloor heating, obscure double glazed window to flank, wall mounted vertical radiator, storage cupboard, coved cornice, spotlights to ceiling, digital thermostat, door to shower room, multi paned double doors to:

THROUGH LOUNGE 27'6 into bay x 12' max (8.38m into bay x 3.66m max)

Tiled floor with underfloor heating, six light leaded light style double glazed bay with leaded light style fanlights over, two double radiators, two wall light points, coved cornice, feature Media wall with display cabinets and concealed lighting, obscure multi glazed bi folding doors with obscure fixed fanlight over leading to:

EXTENDED L-SHAPED KITCHEN/DINER 19'6 x 17'1 to extremes (5.94m x 5.21m to extremes)

Range of wall and base units, Granite working surfaces, cupboards and drawers, one and half bowl inset stainless steel sink unit with mixer tap, eye level oven with integrated microwave, five burner gas hob with extractor hood over, recess for American style fridge/freezer, integrated dishwasher and washing machine, concealed lighting, feature wall unit, spotlights to ceiling, double glazed Velux skylight window, extractor fan, cupboard housing Valiant combi boiler, vertical wall mounted radiator, two light double glazed window, double glazed double doors with fanlights over, tiled floor with underfloor heating.

SHOWER ROOM 7' x 2'3 (2.13m x 0.69m)

Shower with mixer tap and Rainforest shower head over, wash hand basin with mixer tap, low level wc, tiled walls, tiled floor with underflooring heating, obscure double glazed window to flank, extractor fan.

FIRST FLOOR LANDING

Stairs to second floor, obscure double glazed window with fanlight over to flank, doors to:

BEDROOM 13'2 x 9'9 (4.01m x 2.97m)

Five light leaded light style double glazed window with leaded light style fanlights over, fitted wardrobes to one wall with concealed lighting, matching bedside table, wood strip flooring, double radiator.

BEDROOM 13'1 x 10'4 (3.99m x 3.15m)

Fitted wardrobes to one wall with concealed lighting, double radiator, three light double glazed window with fanlights over, wood strip flooring.

BEDROOM 9'3 x 8'7 (2.82m x 2.62m)

Two light double glazed window, double radiator, wood strip flooring.

BEDROOM 8'9 x 8'8 (2.67m x 2.64m)

Two light leaded light style double glazed window with leaded light style fanlights over, double radiator, wood strip flooring.

FEATURE SHOWER ROOM 9'6 x 4'4 (2.90m x 1.32m)

Double walk-in shower unit with glazed doors, mixer tap, shower attachment with Rainforest shower head over, vanity unit with wash hand basin and mixer tap, close coupled wc, heated towel rail, tiled walls, tiled floor, obscure double glazed window with fanlight over to flank.

SECOND FLOOR LANDING

Obscure double glazed window with fanlight, wood strip flooring, doors to:

BEDROOM 12'6 x 9'1 (3.81m x 2.77m)

Fitted wardrobes to one wall with concealed lighting, spotlights to ceiling, double radiator, wood strip flooring, three light double glazed window with fanlights over.

BEDROOM 13'8 x 9' (4.17m x 2.74m)

Currently used as an office. Two Velux double glazed windows, double radiator, storage to eaves, spotlights to ceiling, cupboard housing boiler, fitted wall and base units.

BATHROOM 7'3 x 6' (2.21m x 1.83m)

Tiled enclosed bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin and mixer tap, close coupled wc, tiled walls, tiled floor, heated towel rail, extractor fan, obscure double glazed window with fanlight over.

REAR GARDEN

Lawn, paved pathway leading to OUTBUILDING, outside light, outside tap, CCTV.

OUTBUILDING 19'1 x 12'7 (5.82m x 3.84m)

UPVC double glazed door, two light double glazed window, further double glazed window, base units, stainless steel sink top unit with mixer tap, space for tumble dryer, four ring gas hob with extractor hood over, undercounter oven, Worcester wall mounted boiler, tiled splashback, radiator, tiled floor, power and lighting.

FRONT GARDEN

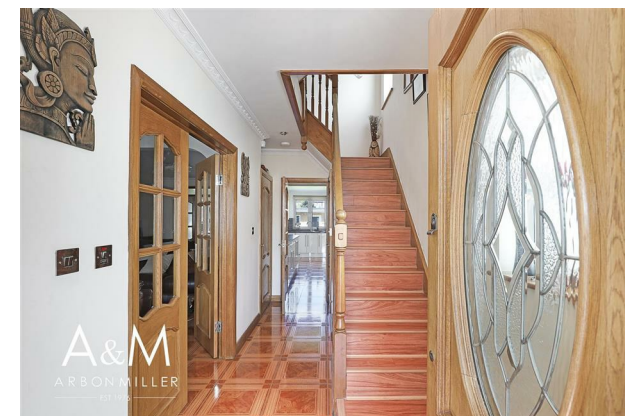
Paved front garden providing OFF STREET PARKING for multiple vehicles, pedestrian side access, CCTV, outside lights.

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.



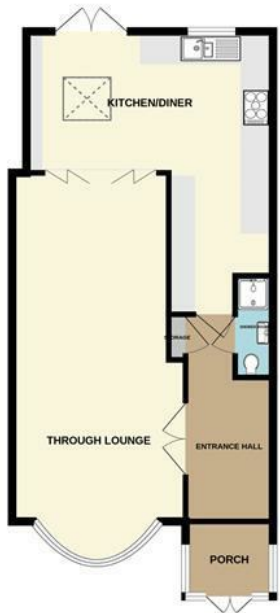
GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.

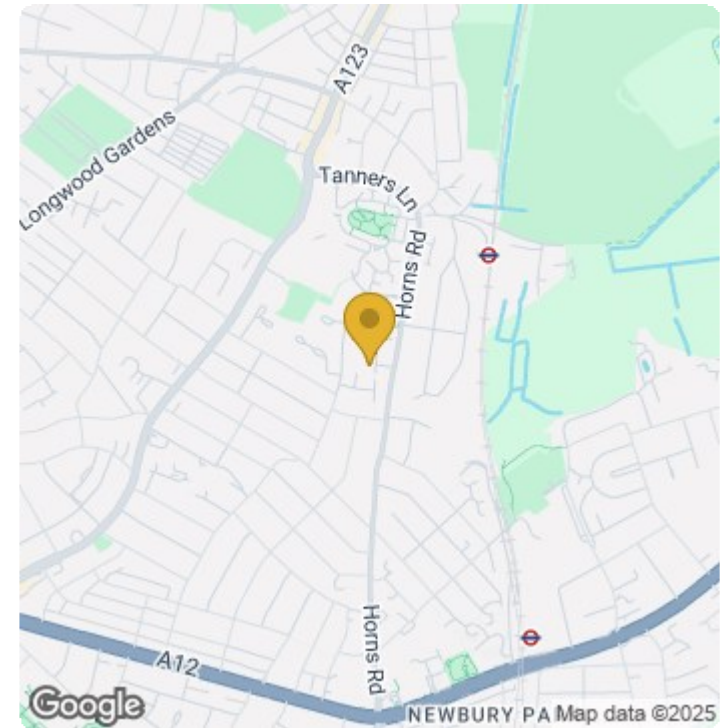


2ND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 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		82
(69-80) C	70	
(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 