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37 Waterloo Road
Barkingside, Essex IG6 2EG
Price guide £550,000

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*** CHAIN FREE *** GUIDE PRICE £550,000 - £575,000 *** OPEN HOUSE DAY SATURDAY 17TH MAY, CALL TO BOOK AN APPOINTMENT *** Nestled on the charming Waterloo Road in Barkingside, this newly refurbished terraced house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. The house boasts two modern bathrooms, ensuring convenience for all residents. One of the standout features of this property is the large extended rear garden, perfect for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area. Being chain-free, this home is ready for you to move in without delay. Its prime location places you within walking distance of esteemed educational institutions such as Ilford County High School and Mossford Green Primary School, making it an ideal choice for families seeking quality education for their children. This delightful property combines modern living with a welcoming atmosphere, making it a must-see for anyone looking to settle in Barkingside. Don't miss the chance to make this house your new home.

ENTRANCE PORCH 4'9 x 3 (1.45m x 0.91m)

Obscure double glazed leaded light style entrance door, stone floor, wooden door with coloured leaded light style obscure insert and leaded light style coloured obscure fixed sidelight leading to:

ENTRANCE HALL 10'4 x 9'1 to extremes (3.15m x 2.77m to extremes)

Double radiator, stairs to first floor, wood strip flooring, understairs storage cupboard, spotlights to ceiling, coved cornice, open to kitchen.

RECEPTION ONE 13'7 into bay x 11'7 (4.14m into bay x 3.53m)

Five light double glazed bay with fanlights over, three feature double radiators, wood strip flooring, coved cornice.

RECEPTION TWO 10'8 x 10'3 (3.25m x 3.12m)

Wood strip flooring, feature radiator.

REAR EXTENSION 15' x 6' (4.57m x 1.83m)

Double radiator, double glazed double doors with five sidelights and fanlights over to rear garden, open to:

KITCHEN 14' x 6'3 (4.27m x 1.91m)

Range of wall and base units, working

surfaces, cupboards and drawers, four burner gas hob with extractor fan over, undercounter oven, one and half bowl stainless steel sink top with mixer tap, spotlights to ceiling, plumbing for washing machine, open to rear extension.

FIRST FLOOR LANDING

Oak balustrade, access to loft room, which is boarded with power and lighting with two double glazed Velux sky light windows doors to:

BEDROOM ONE 13'7 into bay x 11'7 (4.14m into bay x 3.53m)

Five light double glazed bay with fanlights over, three double feature radiators, wood strip flooring, coved cornice.

BEDROOM TWO 10'8 x 10'4 (3.25m x 3.15m)

Two light double glazed window with fanlights over, wood strip flooring, coved cornice, spotlights to ceiling, feature double radiator.

BEDROOM THREE 12'5 x 6'5 to extremes (3.78m x 1.96m to extremes)

Two light double glazed window with fanlights over, coved cornice, spotlights to ceiling, feature double radiator.

BATHROOM 8'5 x 6'2 (2.57m x 1.88m)

Bath with mixer tap, additional mixer tap with rainforest shower head and hand held shower attachment, tiled walls, tiled floor, extractor fan, low level wc, feature stone wash hand basin with mixer tap, tiled walls, tiled floor, heated towel rail, obscure double glazed window with fanlight over.

FRONT GARDEN

Providing OFF STREET PARKING.

REAR GARDEN

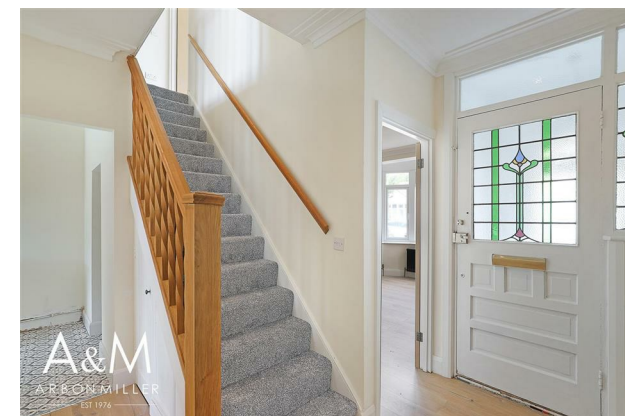
Paved patio area, paved pathway leading to raised decking area, concrete hardstanding to rear, remainder laid to lawn, outside tap.

COUNCIL TAX

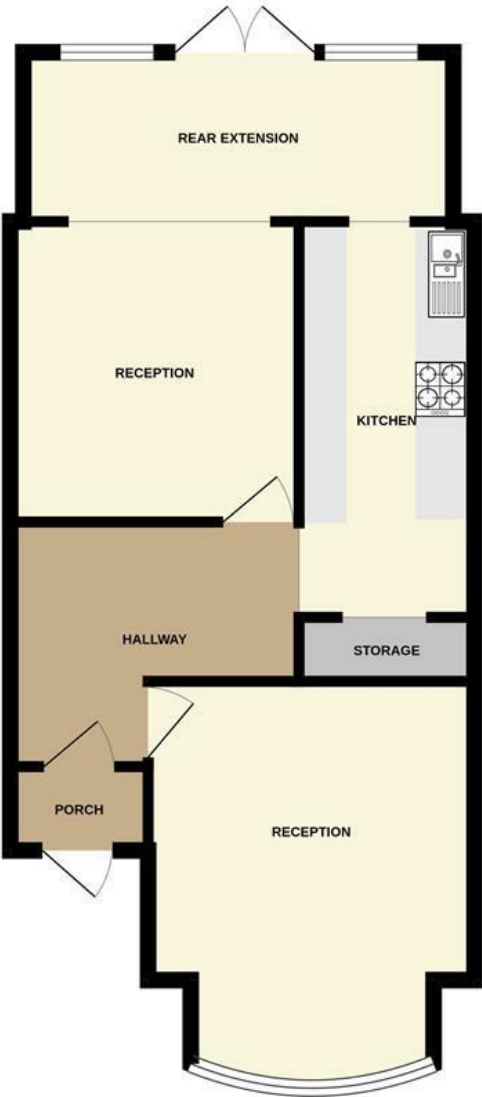
London Borough of Redbridge - Band D

AGENTS NOTE

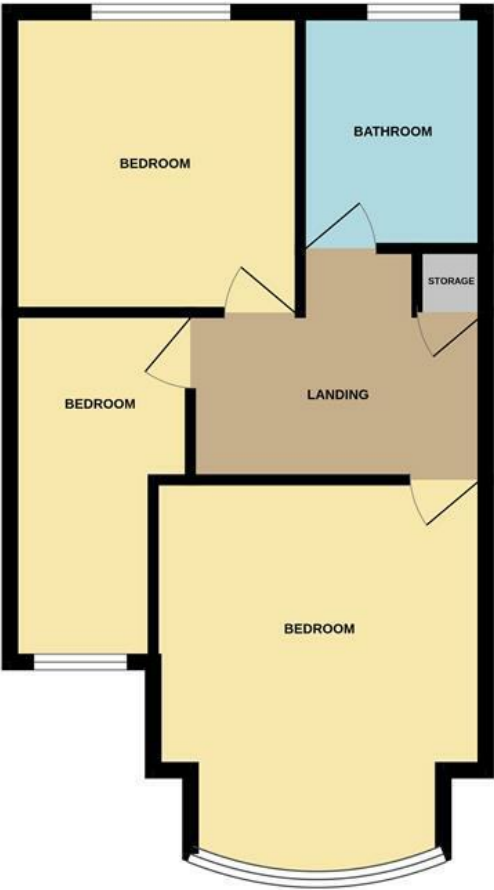
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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		
(69-80) C		
(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 