



83 Baron Gardens
Barkingside, Essex IG6 1PB
Price guide £550,000

83 Baron Gardens, Barkingside, Essex IG6 1PB

****Guide Price: £550,000 - £565,000**** We are pleased to present this extended three-bedroom terrace property, ideally located just moments from Barkingside High Street. Offering excellent access to a wide range of local shops and just a short walk from Barkingside Underground Station, this home blends convenience with comfortable family living. It is also situated close to some of the area's most sought-after schools. The first floor offers three well-proportioned bedrooms and a feature shower room. On the ground floor, you'll find a spacious through lounge and a bright, well-appointed extended kitchen/diner, complemented by a separate utility room. A convenient shower room/WC is accessed via the enlarged hallway, adding further practicality to the layout. To the rear, the property boasts a delightfully maintained garden, ideal for relaxing or entertaining, while a private driveway at the front provides valuable off-street parking. With several highly regarded schools—including Avanti Primary and Ilford County High School for Boys—within walking distance, this home is perfectly suited for families looking to settle in a vibrant, well-connected community.

ENTRANCE PORCH

Double glazed entrance door with fixed sidelights and fanlight over, tiled floor, obscure glazed entrance door with fixed sidelight leading to:

ENTRANCE HALL 21'9 x 5'4 (max) (6.63m x 1.63m (max))

Wood strip flooring, ornate coved cornice, two radiators, meter and storage cupboard downstairs, bevelled multi glazed doors leading to lounge and utility room, door to shower room.

LOUNGE 13'1 x 11'3 (3.99m x 3.43m)

Five light double glazed bay window with fanlights over, ornamental fireplace surround with marble insert and raised hearth, ornate coved cornice, wood strip flooring, part open planned via archway to:

DINING AREA 10'4 x 9'9 (3.15m x 2.97m)

Ornate coved cornice, radiator, feature wood strip flooring, glazed sliding door and fixed sidelights leading to:

KITCHEN EXTENSION 10'1 x 9'9 (3.07m x 2.97m)

Extensive range of base and wall units, working surfaces, cupboards and drawers, built-in Stoves oven, gas hob, integrated dishwasher, stainless steel sink top unit with mixer tap, wall mounted Worcester boiler, tiled walls, tiled floor, wall mounted glazed display cabinet, three light double glazed window with fanlights over, open door way to:

UTILITY ROOM 9'5 x 5'5 (2.87m x 1.65m)

Working surface with cupboard over and below, inset circular sink bowl with mixer tap, plumbing for washing machine, Quarry tiled floor, built-in storage cupboard, part tiled walls, multi glazed style double glazed stable style door with fixed sidelight and fanlight over to rear garden.

SHOWER ROOM 8'6 x 2'6 (2.59m x 0.76m)

Tiled shower enclosure with electric shower unit, suspended wash hand basin, low level wc, wood strip flooring, tiled walls, radiator, extractor fan.

FIRST FLOOR LANDING 7'9 x 6'5 (max) (2.36m x 1.96m (max))

Access to loft.

BEDROOM ONE 13'3 x 10'3 (4.04m x 3.12m)

Five light half square bay window with fanlights over, feature extensive range of fitted wardrobes, chest of drawers and bedside tables, radiator.

BEDROOM TWO 10'2 x 10'1 (3.10m x 3.07m)

Two light double glazed window with fanlight over, built-in cupboard housing hot water cylinder and immersion heater, further storage over, (no radiator).

BEDROOM THREE 7'2 x 6'6 (2.18m x 1.98m)

Two light double glazed window with fanlight over, louvre doors to built-in storage cupboard, double radiator.

FEATURE SHOWER ROOM 6'5 x 5'7 (1.96m x 1.70m)

Tiled corner shower enclosure with

thermostatically controlled shower unit, pedestal wash hand basin, low level wc, tiled walls, tiled floor, contemporary upright heated towel rail, spotlights to ceiling, obscure double glazed window with fanlight over to rear, extractor fan.

REAR GARDEN

Paved patio area, side pathway leading to rear raised Pergola with surrounding balustrade, shed, mature tree, shrub and flower border, artificial lawn, outside tap, outside security light.

FRONT GARDEN

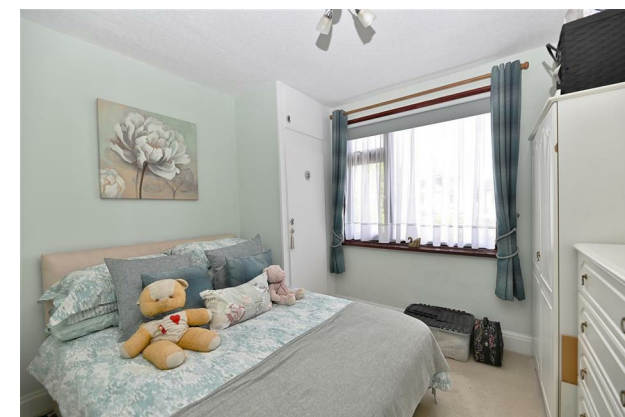
Providing OFF STREET PARKING.

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.



Baron Gardens, IG6

Approx. Gross Internal Area 937 Sq Ft - 87.05 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 29/5/2025



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

