



72 Greenleaf Drive, Barkingside, Essex IG6 1LH

*** Guide Price: £625,000 to £650,000 *** CHAIN FREE *** Located on the popular "Leaf" Estate, Arbon & Miller are privileged to offer this deceptively spacious three bedroom EXTENDED semi-detached bungalow situated on this PRIME RESIDENTIAL TURNING immediately off Longwood Gardens. The property is conveniently located within a short walk through Barkingside Park to Barkingside High Street which provides a wide variety of shops, restaurants, cafes and other local amenities and transport links. Barkingside Central Line Station is also within close proximity which offers direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx. 30 minutes. Greenleaf Drive offers spacious accommodation throughout with a Large 31'1 through lounge, additional sitting room, newly installed fitting kitchen, three well-proportioned bedrooms, Family Bathroom. Externally, there is a Rear Garden mainly laid to lawn and a Shared Drive. There is front Driveway providing OFF STREET PARKING.

ENTRANCE HALL 28'3 x 5'5 max (8.61m x 1.65m max)

Covered storm porch with wooden entrance door with coloured leaded light style glazed inserts, two radiators, coved cornice, spotlights to ceiling, door to cloakroom and further doors to:-

THROUGH LOUNGE 31'1 into bay x 12'4 max (9.47m into bay x 3.76m max)

Seven light double glazed bay window with coloured leaded light style double glazed fan lights over, two double radiators, coved cornice, wood strip laminate flooring, two fireplaces with stone surround and hearth. Glazed wooden door with fixed sidelights leading to:-

SITTING ROOM 10'9 x 8'8 (3.28m x 2.64m)

Wood strip laminate flooring, skylight window, UPVC double glazed door with fan lights over and two double glazed windows leading to rear garden

CLOAKROOM

Low level w/c with integrated wash hand basin, wood strip flooring and obscure window.

KITCHEN 11'4 x 8'7 (3.45m x 2.62m)

range of wall and base units cupboards

and draws, one and half bowl stainless steel sink top unit with mixer tap, four burner gas hob with extractor fan over, under counter electric oven, tiled splash back, integrated dishwasher, integrated washing machine, integrated fridge/freezer, spotlights to ceiling, access to loft, double glazed window to flank and double glazed door with fixed side lights leading to rear garden.

BEDROOM ONE 14'7 into bay x 11'1 (4.45m into bay x 3.38m)

Seven light double glazed bay with coloured leaded light fanlights over, coved cornice, double radiator and spotlights to ceiling

BEDROOM TWO 11'1 x 9'9 (3.38m x 2.97m)

Fitted wardrobes to one wall with high level storage, double glazed window with fan lights over, radiator, coved cornice and spot lights to ceiling

BEDROOM THREE 8'6 x 8'4 (2.59m x 2.54m)

Double glazed window with fan light over, coved cornice and radiator.

BATHROOM 8'7 x 5'1 (2.62m x 1.55m)

Panel enclosed bath with mixer tap and

hand held shower attachment, glass shower screen, pedestal wash hand basin with mixer tap and tiled splash back, low level w/c, radiator, spot lights to ceiling and obscure double glazed window with fanlights over.

REAR GARDEN

Covered patio area, remainder laid to lawn with mature trees and shrubs to one side, pedestrian side access leading to shared driveway, outside light and tap.

FRONT GARDEN

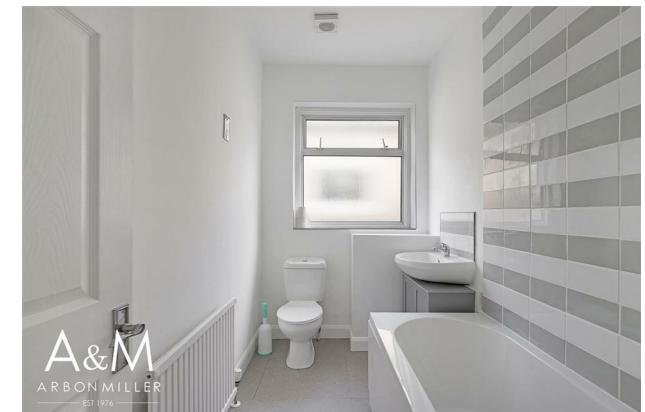
Paved front garden providing OFF STREET PARKING. Access to shared driveway.

COUNCIL TAX

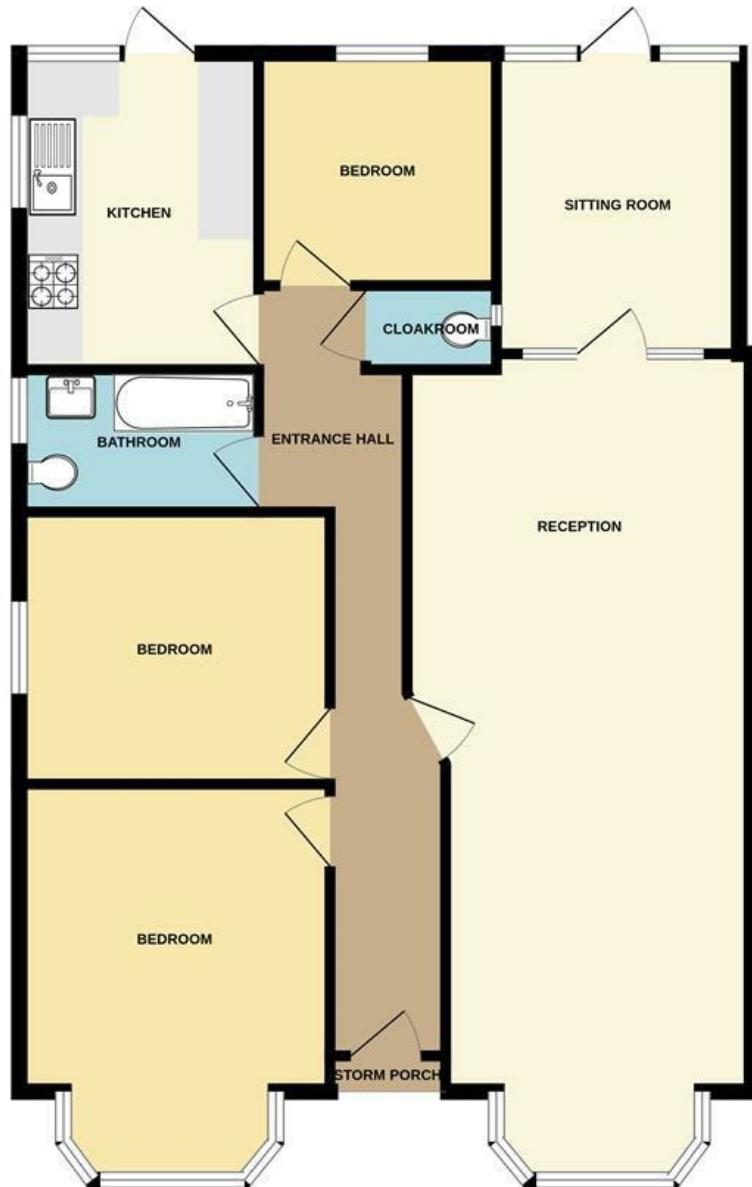
London Borough of Redbridge - Band E

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.



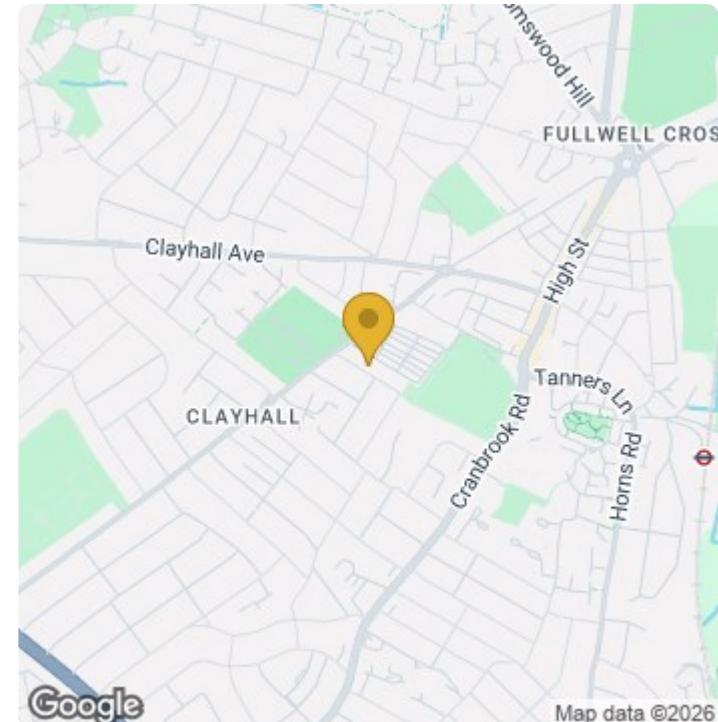
GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan attached here, measurements of doors, windows, rooms and any other items are approximate only. 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 service 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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