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25 Carrick Drive  
Barkingside, Essex IG6 2LX  
Price guide £385,000



## 25 Carrick Drive, Barkingside, Essex IG6 2LX

Guide Price: £385,000 - £400,000: Arbon & Miller are delighted to present this VACANT two-bedroom mid-terrace home, ideally located on the sought-after Timberdene Estate. Perfectly positioned, the property is within just ¾ of a mile of Fairlop Central Line Station, offering direct connections to Stratford in approximately 20 minutes and Liverpool Street in around 30 minutes. Barkingside High Street is also close by, providing a wide selection of shops, restaurants, and local amenities. The ground floor comprises a spacious 14'10 lounge and a 13'4 kitchen, while the first floor offers two generously sized bedrooms alongside a family bathroom/WC. Externally, the home benefits from a private rear garden—ideal for relaxation and entertaining—as well as off-street parking via a private driveway at the front. An internal viewing is highly recommended to fully appreciate all it has to offer.

### ENTRANCE PORCH 3'8 x 2'4 (1.12m x 0.71m)

Leaded light style double glazed double doors, leaded light style double glazed window, cupboard housing meters, leaded light style obscure glazed entrance door leading to:

### ENTRANCE HALL 5' x 2'8 (1.52m x 0.81m)

Radiator, door to:

### LOUNGE 14'10 x 13'5 max (4.52m x 4.09m max)

Three light leaded light style double glazed window, coved cornice, single and double radiators, stairs to first floor, door to:

### KITCHEN 13'4 x 8'2 (4.06m x 2.49m)

Base and wall units, working surfaces, cupboards and drawers, one and half bowl sink top with mixer tap, plumbing for washing machine, built-in oven with gas hob and canopy extractor hood over (appliances not tested), wall mounted Baxi boiler, part tiled walls, double radiator, understairs storage cupboard, two light leaded light double glazed window, door to rear garden.

### FIRST FLOOR LANDING 6'1 x 5'3 max (1.85m x 1.60m max)

Access to loft, cupboard housing hot water cylinder and immersion heater with storage.

### BEDROOM ONE 13'4 x 11' max (4.06m x 3.35m max)

Fitted wardrobe cupboards to one wall, two light leaded light style double glazed window, radiator.

### BEDROOM TWO 12'2 x 7'3 (3.71m x 2.21m)

Two light leaded light style double glazed window, radiator.

### BATHROOM 5'10 x 6'8 (1.78m x 2.03m)

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and tiled splashback, low level wc, part tiled walls, obscure leaded light style double glazed window, radiator.

### REAR GARDEN

Paved patio area, trees and shrubs, shed at rear, remainder mainly laid to lawn.

### FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES.

### COUNCIL TAX

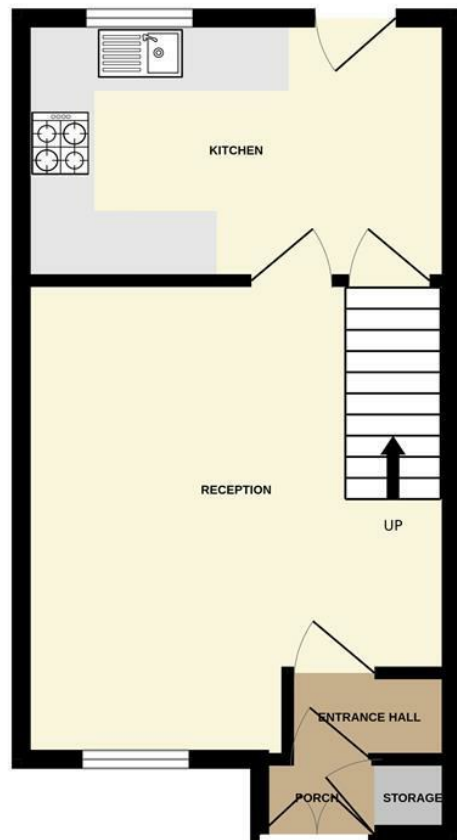
London Borough of Redbridge - Band D

### 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  
320 sq.ft. (29.8 sq.m.) approx.

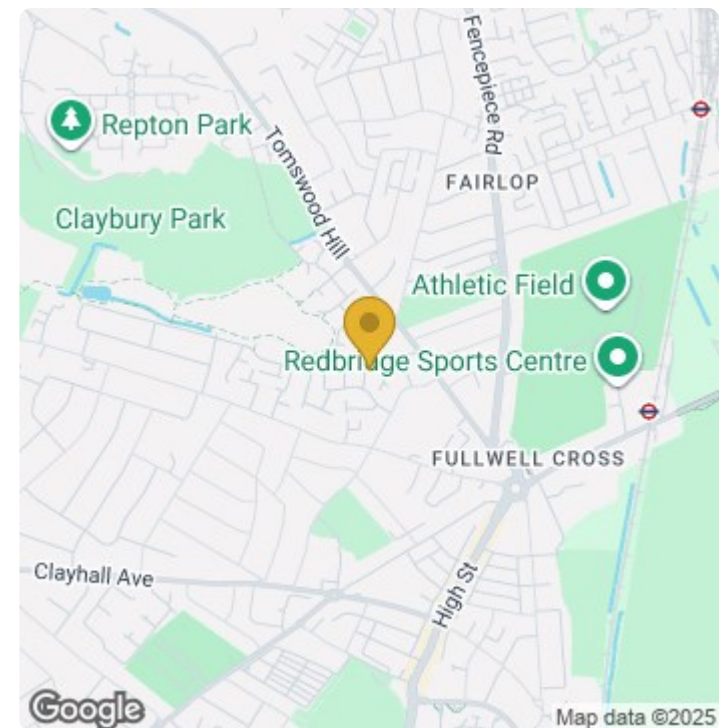


1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(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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