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75 Duke Road
Barkingside, Essex IG6 1NL
Price £600,000

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Arbon & Miller are delighted to present this Perfectly positioned home within walking distance of Avanti Court Primary School and Barkingside Central Line Station, this charming home offers the ideal blend of comfort and convenience. Featuring bright, spacious interiors, a modern kitchen, conservatory, large outbuilding, bonus loft room and a lovely private garden, it's ready for you to move straight in and enjoy. Located moments from Barkingside High Street's shops, cafés, and parks, this property is perfect for families and commuters seeking a well-connected, family-friendly neighbourhood. A must-see home in a sought-after Barkingside location. CALL NOW TO VIEW

ENTRANCE HALL 6'8 x 5'8 (2.03m x 1.73m)

UPVC double glazed door with obscure insert and obscure fixed sidelight, wood strip flooring, double radiator, stairs to first floor, coved cornice.

THROUGH LOUNGE 36'8 x 15 to extremes (11.18m x 4.57m to extremes)

Four light leaded light style double glazed bay, spotlights to ceiling, coved cornice, fireplace with electric fire, double radiator, further double radiator, coved cornice, understairs storage cupboard, open archway into:

KITCHEN 9'9 x 8'8 (2.97m x 2.64m)

Range of wall and base units, working surfaces, cupboards and drawers, five burner range oven with extractor hood over, one and half bowl stainless steel sink top with mixer tap, additional filtered water tap and waste disposal unit, integrated dishwasher and fridge, part tiled walls, coved cornice, tiled floor, two light double glazed window with fanlight over, open to:

LOBBY AREA

Radiator, tiled floor, coved cornice, glazed blocks providing borrowed light, door to lean to, door to:

CLOAKROOM

Low level wc, tiled floor, coved cornice.

LEAN TO 28'2 x 4'8 (8.59m x 1.42m)

Wall and base units, butler sink with mixer tap, Vaillant wall mounted boiler, plumbing for washing machine, door to further storage area, barn style door leading to rear garden.

CONSERVATORY 11'2 x 10'3 (3.40m x 3.12m)

Three light double glazed window, double glazed sliding door with fixed sidelight, further double glazed window, power and lighting, tiled floor, ceiling fan, two wall light points.

FIRST FLOOR LANDING

Double glazed window with fanlight over to flank, wood strip flooring, coved cornice, stairs leading to loft room, doors to:

BEDROOM ONE 14'9 x 10'5 to extremes (4.50m x 3.18m to extremes)

Two light leaded light style double glazed window with fanlights over, further two light leaded light style double glazed window with fanlights over, radiator, fitted wardrobes to one wall with high level storage, coved cornice, door to:

ENSUITE SHOWER ROOM 5'5 x 5'1 (1.65m x 1.55m)

Corner shower cubicle with glazed doors, mixer tap, shower attachment and rainforest shower head over, wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, extractor fan, obscure double glazed fanlight, underfloor heating.

BEDROOM TWO 11'4 x 9'8 (3.45m x 2.95m)

Three light double glazed window with fanlights over, double radiator, fitted wardrobes to one wall.

BEDROOM THREE 10'7 x 9'8 (3.23m x 2.95m)

Two light double glazed window with fanlights over, double radiator, coved cornice, further radiator.

BATHROOM 7'6 x 4'8 (2.29m x 1.42m)

Panel enclosed P shaped Jacuzzi bath with mixer tap, shower attachment and glazed shower screen, corner vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, coved cornice, heated towel rail, obscure double glazed window with fanlight over.

LOFT ROOM 12'5 x 10'3 (3.78m x 3.12m)

Storage, dado rail, two double glazed skylight window, wood strip flooring, power and lighting.

REAR GARDEN

Paved patio area, lawn area, stepping stones leading to rear OUTBUILDING.

OUTBUILDING 23'5 x 12'3 (7.14m x 3.73m)

OFFICE AREA: with bi folding double glazed doors, two skylight windows, wood strip flooring with underfloor heating, storage units, two light double glazed window. SHED AREA: Double glazed double doors, skylight window, double glazed window, underfloor heating.

FRONT GARDEN

Providing OFF STREET PARKING for multiple vehicles.

COUNCIL TAX

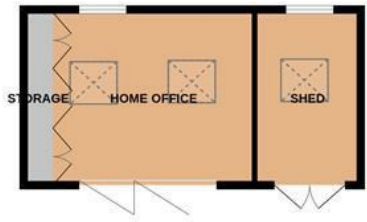
London Borough of Redbridge - Band D

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
1228 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.6 sq.m.) approx.

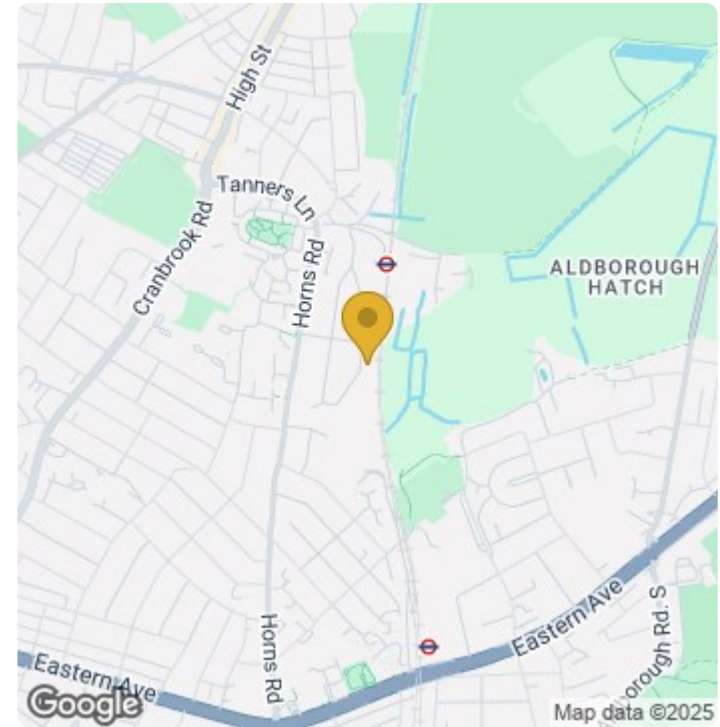


2ND FLOOR
132 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 1842 sq.ft. (171.1 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	75	79
(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	

