



## 246 Ashurst Drive, Barkingside, Essex IG6 1EW

Nestled in the charming neighbourhood of Barkingside, this terraced house on Ashurst Drive offers an abundance of delightful original features. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings. The house boasts a well-appointed wet room, ensuring comfort and convenience for all residents. One of the standout features of this property is the potential for extension, allowing you to tailor the space to your specific needs and preferences. Additionally, the presence of a large detached garage to provide parking as well as extra storage options. Situated just half a mile from Barkingside station, this location provides excellent transport links, making commuting to central London a breeze. The surrounding area is rich with local amenities, including shops, schools, and parks, ensuring that everything you need is within easy reach. This property is a rare find, combining character with convenience in a sought-after location. Whether you are looking to settle down or invest, this home presents an exciting opportunity to create lasting memories in a vibrant community. Do not miss the chance to make this charming house your new home.

### ENTRANCE HALL

Wooden door with coloured leaded light style insert and obscure coloured leaded light fixed sidelight and fanlight over, stairs to first floor, picture rail, coved cornice.

### RECEPTION ONE 15'9 into bay x 12'2 (4.80m into bay x 3.71m)

Five light double glazed bay with coloured leaded light style fanlights over, radiator, tiled fireplace surround with electric fire, coved cornice.

### RECEPTION TWO 15'1 into bay x 12'2 (4.60m into bay x 3.71m)

Five light double glazed bay with fanlights over, double radiator, original wood strip flooring, tiled fireplace surround, coved cornice.

### KITCHEN 9'2 x 6'7 (2.79m x 2.01m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl stainless steel sink top unit with mixer tap, gas cooker point, recess for fridge/freezer, tiled floor, part tiled walls, radiator, multi paned door with sidelight and coloured leaded light style fanlight over leading to:

### CONSERVATORY ADDITION 7'3 x 6'7 (2.21m x 2.01m)

UPVC double glazed door to rear garden, double glazed windows, plumbing for washing machine, recess for tumble dryer, wall mounted Potterton boiler.

### FIRST FLOOR LANDING

Coved cornice, access to loft, doors to:

### BEDROOM ONE 15'9 into bay x 10'10 (4.80m into bay x 3.30m)

Five light double glazed bay coloured leaded light style fanlights over, radiator, tiled fireplace surround, coved cornice.

### BEDROOM TWO 12'2 x 12'2 (3.71m x 3.71m)

Fitted wardrobe to one wall, storage cupboard housing hot water tank, picture rail, radiator, two light double glazed window with fanlight over.

### BEDROOM THREE 10'6 to extremes x 6'7 (3.20m to extremes x 2.01m)

Three light double glazed oriel bay with coloured leaded light style fanlights over, picture rail, radiator.

### WET ROOM 7'7 x 5'7 (2.31m x 1.70m)

Mixer tap and hand held shower attachment, pedestal wash hand basin, low level wc, heated towel rail, part tiled

walls, extractor fan, obscure double glazed window with fanlight over, further obscure double glazed window.

### REAR GARDEN

Large rear garden laid mainly to lawn with mature tree and shrub borders, patio area, pathway leading to garage.

### DETACHED DOUBLE GARAGE 21'8 x 17'5 (6.60m x 5.31m)

Accessed via rear service road, power and lighting.

### FRONT GARDEN

Mature trees and shrubs, flower beds.

### 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.



# Ashurst Drive, IG6

Approx. Gross Internal Area 1028 Sq Ft - 95.50 Sq M  
 Approx. Gross Garage Area 366 Sq Ft - 34.00 Sq M

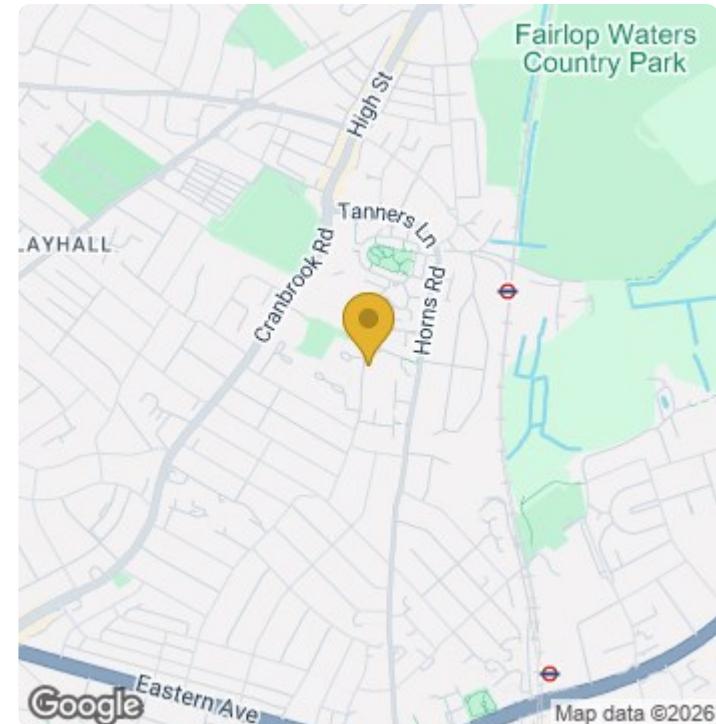


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

Date: 14/1/2026



Certified  
Property  
Measurer



## Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 88                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 60                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

