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58 Poplar Way
Barkingside, Essex IG6 1EN
Price range £399,995

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Guide Price: £399,999 - £437,999 * NO ONGOING CHAIN * Arbon & Miller are delighted to offer this three bedroom EXTENDED terrace family home situated in this delightful CUL-DE-SAC POSITION directly off Ashurst Drive. The property benefits from being within a 1/4 of a mile of Barkingside Central Line Station which offers direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. Barkingside High Street is near by with its wide variety of shops, restaurants, cafes and local amenities. Poplar Way boasts spacious living accommodation throughout with the ground floor including a 26ft8 L-Shaped Lounge/Diner, additional 13ft3 Extended Reception Room, 13ft2 Kitchen and additional Cloakroom off the Entrance Hall. The first floor comprises of three well-proportioned Bedrooms and feature Shower Room. Externally, the property boasts a well-appointed Rear Garden. We highly recommend an internal inspection to appreciate the properties many key features.

ENTRANCE HALL 6'8 x 4'1 (2.03m x 1.24m)

Via part obscure double glazed entrance door with obscure multi glazed style fixed sidelight, radiator, large storage cupboard, polished laminated wood strip flooring, multi glazed double doors to L-shaped lounge/diner, door to:

CLOAKROOM 6'1 x 2'4 (1.85m x 0.71m)

Low level wc, radiator, suspended wash hand basin with mixer tap, plumbing for washing machine, obscure multi glazed double glazed window.

L-SHAPED LOUNGE/DINER 26'8 x 15'3 narrowing to 7'10 (8.13m x 4.65m narrowing to 2.39m)

Three light multi glazed style double glazed splay bay with fanlight over, double and single radiators, ornate coved cornice, dado rail, feature fireplace with wooden surround and mantle, marble inset and raised hearth and electric fire, sliding patio door and fixed sidelight to rear extension, storage cupboard understairs, stairs to first floor, obscure multi glazed door to:

KITCHEN 13'2 x 6'10 (4.01m x 2.08m)

Base and wall units with concealed lighting, working surfaces, cupboards and drawers, one and half bowl sink top with mixer tap, built-in oven with gas hob and extractor fan over, feature glazed display unit with lighting, part tiled walls, coved cornice, part open to:

REAR EXTENSION 13'3 x 9'10 (4.04m x 3.00m)

Multi glazed style double glazed window with fanlight over, polished laminated wood strip flooring, spotlights to ceiling, coved cornice, double radiator, multi glazed style double glazed door to rear garden.

LANDING

Wall light point, ornate coved cornice, two built-in storage cupboards (one housing boiler), access to loft with drop-down ladder, dado rail.

BEDROOM ONE 13'1 x 9' (3.99m x 2.74m)

Fitted wardrobe cupboards to two walls, radiator, coved cornice, three light multi glazed style double glazed window with fanlight over.

BEDROOM TWO 11'8 into wardrobe recess x 9' (3.56m into wardrobe recess x 2.74m)

Fitted wardrobe cupboards, radiator, coved cornice, two light multi glazed style double glazed window with fanlight over.

BEDROOM THREE 9'2 x 6' (2.79m x 1.83m)

Two light multi glazed style double glazed window with fanlight over, coved cornice, built-in wardrobe cupboard, matching dresser, dado rail, radiator.

FEATURE SHOWER ROOM 6'8 x 6' (2.03m x 1.83m)

Large walk-in tiled shower cubicle with thermostatically controlled shower unit and separate "drench" shower head, vanity unit with wash hand basin and mixer tap, concealed low level wc, feature tiled walls, coved cornice, heated towel rail, two light obscure double glazed window with fanlight over to rear.

REAR GARDEN

Approx 20' rear garden with small paved area to front and rear, side path, outside lighting, shed at rear, rear access via gate.

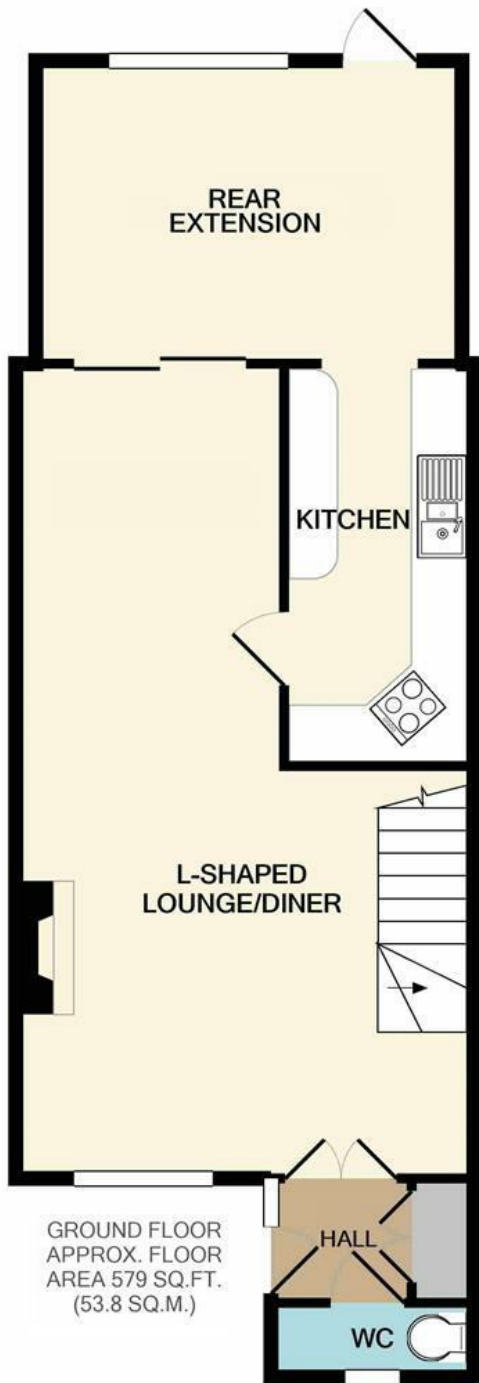
GARAGE

Located in block.

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.

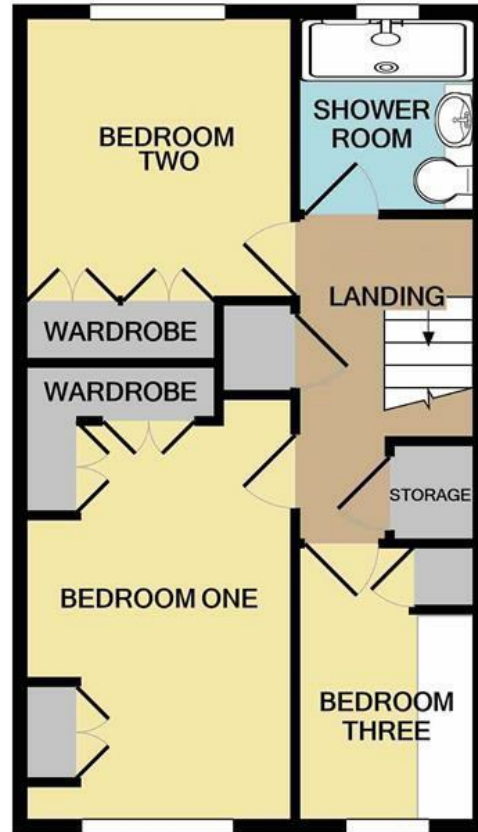




TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		85
(69-80) C	70	
(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	



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