



A&M  
ARBON MILLER  
EST 1976

10 Waterloo Road  
Barkingside, Essex IG6 2EG  
Price £575,000

## 10 Waterloo Road, Barkingside, Essex IG6 2EG

CHAIN FREE - Offered to the market chain free, this spacious and extended four-bedroom mid-terrace home on Waterloo Road presents an excellent opportunity for families seeking generous living accommodation in a convenient location. The property benefits from off-street parking and has been thoughtfully extended to provide well-proportioned living space, including multiple reception areas and three bathrooms, offering flexibility for modern family living. To the rear, the property boasts an impressive approximately 120ft garden, ideal for outdoor entertaining and family enjoyment. Ideally situated within easy reach of well-regarded local schools, the High Street with its range of shops, restaurants and amenities, and nearby stations providing convenient transport links into Central London, this home combines space, practicality and a highly desirable location.

### ENTRANCE PORCH

UPVC double glazed door with obscure leaded light style inserts, obscure fixed sidelights and obscure fanlights over, tiled floor, multi paned obscure door with obscure fixed sidelights leading to:

### ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, dado rail, wood strip flooring, radiator, door to:

### SHOWER ROOM 7'7 x 6'3 (2.31m x 1.91m)

Double walk-in glass shower cubicle with mixer tap, shower attachment and rainforest shower head, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, heated towel rail.

### THROUGH LOUNGE 24'11 x 12'2 to extremes (7.59m x 3.71m to extremes)

Seven light double glazed bay with fanlights over, two radiators, coved cornice, two wall light points, fireplace surround with stone hearth, double glazed sliding door with fixed sidelight leading to:

### KITCHEN/DINER EXTENSION 16'1 x 10'2 (4.90m x 3.10m)

Range of wall and base units, working surfaces, cupboards and drawers, five burner gas hob with extractor hood over, stainless steel sink top unit with mixer tap, plumbing for washing machine, eye level double oven, recess for fridge/freezer, breakfast bar, part tiled walls, double glazed window with fanlight over, double glazed door with fixed sidelight leading to rear garden.

### FIRST FLOOR LANDING

Dado rail, wall light point, stairs to second floor, doors to:

### BEDROOM ONE 14'9 into bay x 11'2 (4.50m into bay x 3.40m)

Seven light double glazed bay with fanlights over, radiator, fitted wardrobes to one wall, coved cornice.

### BEDROOM TWO 11'2 x 10'2 (3.40m x 3.10m)

Two light double glazed window with fanlights over, fitted wardrobes to one wall, cupboard housing Valiant boiler, radiator, coved cornice.

### BEDROOM THREE 9'2 x 6'11 (2.79m x 2.11m)

Three light double glazed oriel bay with fanlights over, radiator.

### FAMILY BATHROOM 7'7 x 5'11 (2.31m x 1.80m)

Panel enclosed bath with mixer tap, shower attachment and glass shower screen, pedestal wash hand basin with mixer tap, low level wc, tiled walls, spotlights to ceiling, double glazed window with fanlight over, radiator.

### SECOND FLOOR LANDING

Dado rail, door to:

### BEDROOM FOUR/LOFT ROOM 13'9 x 13'5 to extremes (4.19m x 4.09m to extremes)

Fitted wardrobes to one wall, double radiator, two light double glazed window with fanlights over, door to:

### ENSUITE SHOWER ROOM 7'7 x 4'7 (2.31m x 1.40m)

Double walk-in shower cubicle with mixer tap,

shower attachment and rainforest shower head over, vanity unit with wash hand basin, mixer tap and storage under, low level wc, panelled walls, heated towel rail, double glazed window with fanlight over.

### REAR GARDEN

Approx 125' rear garden with paved patio area, remainder laid to lawn, mature trees and shrubs, paved pathway to rear, storage shed, outside tap, outside light.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING.

### COUNCIL TAX

London Borough of Redbridge - Band E

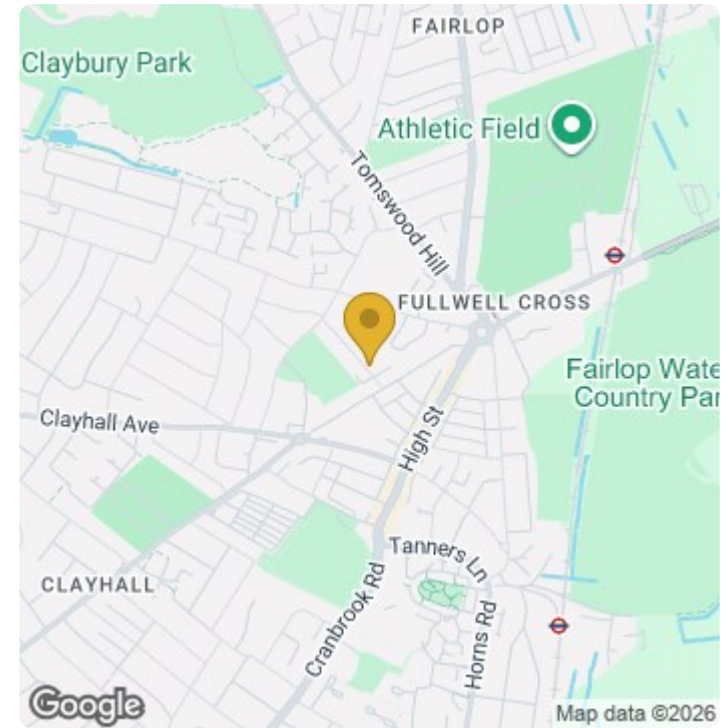
### AGENTS NOTE

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.



# Waterloo Road IG6

Approx. Gross Internal Area 1342 Sq Ft - 124.67 Sq M



## 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>                            |                            |           |
| (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<br>2002/91/EC |           |

Date: 9/3/2026



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