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7 Hatley Avenue  
Barkingside, Essex IG6 1EH  
£900,000

## 7 Hatley Avenue, Barkingside, Essex IG6 1EH

PRICE GUIDE £900,000 - £925,000 - Offered to the market CHAIN FREE, this substantial five-bedroom, three-bathroom semi-detached family residence extends to an impressive 2,184 sq. ft., showcasing a wealth of original character and charm throughout. Featuring high ceilings, generously proportioned rooms and an abundance of period features, the property offers exceptionally spacious and versatile accommodation arranged across three floors. Boasting four generous double bedrooms, an integral garage and off-street parking, the home is perfectly suited to growing families seeking both space and convenience. Ideally located within close proximity to the highly regarded Fullwood Primary School, benefitting from an Outstanding OFSTED rating, the property also enjoys excellent access to Central Line stations, providing swift connections into Central London, together with a wide range of local amenities, shops, restaurants and recreational facilities. Combining elegant period character with substantial family living accommodation, this is a rare opportunity to acquire a distinguished family home in one of the area's most sought-after residential locations.

### ENTRANCE PORCH

UPVC coloured leaded light style double glazed double doors with leaded light style double glazed fixed sidelights and fanlights, two wall light points, wooden door with obscure coloured leaded light insert and coloured leaded light fanlights and side lights leading to:

### ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, double radiator, dado rail, picture rail, coved cornice, wood strip flooring, doors to:

### RECEPTION ONE 17'1 x 13'1 (5.21m x 3.99m)

Four light leaded light style double glazed bay with coloured leaded light style fanlights over, double radiator, wood strip floor, stone fireplace surround, picture rail, coved cornice.

### RECEPTION TWO 16'5 x 11'10 (5.00m x 3.61m)

Two wall light points, picture rail, double radiator, stone fireplace surround, leaded light style double glazed door with leaded light style double glazed sidelights and fixed fanlights to rear garden.

### EXTENDED KITCHEN 16'5 x 12'10 (5.00m x 3.91m)

Range of wall and base units, working surfaces, cupboards and drawers, five burner gas hob with extractor hood over, recess for dishwasher, stainless steel sink top unit with mixer tap, tiled splashbacks, spotlights to ceiling, tiled floor, double radiator, three light double glazed window with fanlights over, double glazed window to flank, additional two light double glazed window, UPVC double glazed door to side entrance, door to:

### CLOAKROOM

Low level wc, wash hand basin, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

### FIRST FLOOR LANDING

Dado rail, picture rail, storage cupboard, stairs to second floor, further doors to:

### BEDROOM ONE 17'1 x 12'2 (5.21m x 3.71m)

Four light leaded light style double glazed bay with coloured leaded light style fanlights over, fitted wardrobes to one wall, picture rail, coved cornice, double radiator.

### BEDROOM TWO 16'9 x 12'2 (5.11m x 3.71m)

Fitted wardrobes with high level storage and concealed lighting, five light double glazed bay with fanlights over, double radiator, picture rail, door to:

### STORAGE ROOM

Tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window. Provisions in place for shower room conversion.

### BEDROOM THREE 7'10 x 7'7 (2.39m x 2.31m)

Two light leaded light style double glazed window with coloured leaded light style fanlights over, picture rail, double radiator.

### BEDROOM FOUR 17'9 x 8'2 (5.41m x 2.49m)

Four light leaded light style double glazed oriel bay with coloured leaded light style fanlights over, fitted wardrobes to one wall with concealed lighting, further two light double glazed window with fanlight over to flank, double radiator, picture rail.

### FAMILY BATHROOM 8'2 x 5'11 (2.49m x 1.80m)

Panel enclosed bath with mixer tap and additional mixer tap with Rainforest shower head, vanity unit with wash hand basin and mixer tap, low level wc, spotlights to ceiling, extractor fan, two light obscure double glazed window with fanlight over, further obscure double glazed window to flank, heated towel rail, tiled walls, tiled floor.

### SEPARATE WC

Low level wc, wash hand basin with tiled splashback, dado rail, picture rail, spotlights to ceiling, tiled floor, obscure double glazed window.

### SECOND FLOOR LANDING

Double glazed window with fanlight over to flank, doors to:

### BEDROOM FIVE/LOFT ROOM 20'8 x 18'8 (6.30m x 5.69m)

Two double glazed skylight windows, three light double glazed window with fanlights over, two double radiators, spotlights to ceiling, wood strip flooring, eaves storage.

### BATHROOM 10'2 x 6'7 (3.10m x 2.01m)

Panel enclosed bath with mixer tap, corner shower cubicle with

electric shower, low level wc, vanity unit with wash hand basin, mixer tap, surrounding storage and concealed lighting, extractor fan, spotlights to ceiling, heated towel rail, tiled walls, tiled floor, obscure double glazed window with fanlight over.

### REAR GARDEN

approx 65ft - Paved patio area, lawn with stepping stones, separating dwarf wall with concealed lighting to rear hardstand, mature tree and shrubs borders, outside light, outside tap, pedestrian side access, pedestrian access to garage.

### INTEGRAL GARAGE 16'9 x 8'2 (5.11m x 2.49m)

Up and over door, wall mounted boiler, two light double glazed window with fanlight over, further double glazed window with fanlight over.

### FRONT GARDEN

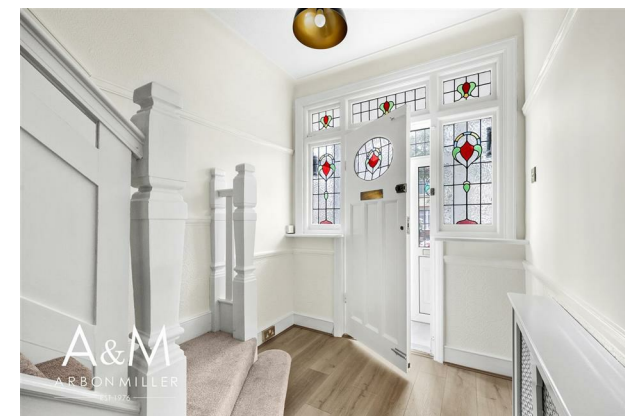
Front garden providing OFF STREET PARKING.

### COUNCIL TAX

London Borough of Redbridge - Band F

### 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.



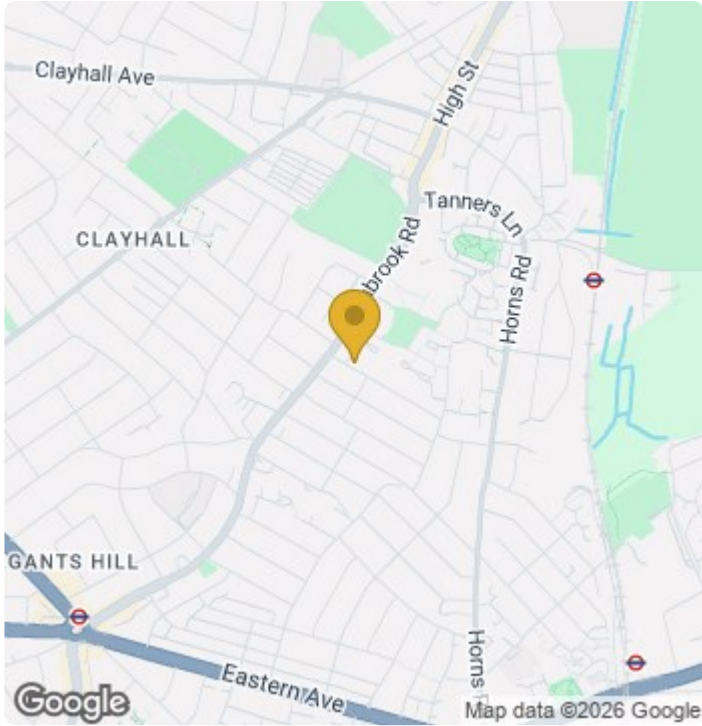
# Hately Avenue IG6

Approx. Gross Internal Area 1985 Sq Ft - 184.41 Sq M  
 Approx. Gross Eaves Storage Area 62 Sq Ft - 5.76 Sq M  
 Approx. Gross Garage Area 137 Sq Ft - 12.73 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: 17/6/2026



## 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>		<b>78</b>
(55-68) <b>D</b>	<b>62</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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