



20 Heybridge Drive, Barkingside, Essex IG6 1PE

*** CHAIN FREE *** A spacious and versatile four-bedroom extended chalet-style bungalow ideally located on the sought-after Heybridge Drive, IG6. This well-presented home offers generous and flexible accommodation, including a side addition that can be used as self-contained living accommodation, making it ideal for multi-generational families, guests, or those working from home. The property features three well-proportioned double bedrooms, an additional fourth bedroom, two bathrooms, and bright, comfortable living spaces. Externally, there is off-street parking and a private rear garden, perfect for family life and entertaining. Conveniently positioned, the home is within easy reach of popular local schools, making it an excellent choice for families. There are also excellent transport links nearby, including local bus routes and access to Hainault and Fairlop Underground Stations (Central Line), providing direct routes into Central London. A range of local shops, supermarkets, and everyday amenities are also close at hand. An early viewing is highly recommended to appreciate the space, flexibility, and location this fantastic home has to offer.

ENTRANCE PORCH 9' x 2' (2.74m x 0.61m)

Double glazed double doors with fixed sidelights and leaded light style fanlights over, obscure double glazed UPVC door to:

ENTRANCE HALL 19'9 x 5'11 (6.02m x 1.80m)

Radiator, wood strip flooring, understairs storage cupboard, spotlights to ceiling, doors to:

BEDROOM ONE 12'11 into bay x 10'11 (3.94m into bay x 3.33m)

Six light double glazed square bay with leaded light style fanlights over, double radiator, coved cornice, fitted wardrobes to one wall.

BEDROOM TWO 11'11 x 11'3 (3.63m x 3.43m)

Five light double glazed bay window with leaded light style fanlights over, fitted wardrobes to one wall, coved cornice, double radiator.

RECEPTION ROOM 17'9 x 11'11 (5.41m x 3.63m)

Double radiator, spotlights to ceiling, coved cornice, double glazed sliding door with fixed sidelight and fanlights over leading to rear garden.

BATHROOM 9'2 x 7'10 (2.79m x 2.39m)

Panel enclosed bath with mixer tap, vanity unit with wash hand basin and mixer tap, glazed shower cubicle with mixer tap and shower attachment, low level wc, tiled walls, spotlights to ceiling, extractor fan, three light obscure double glazed window.

KITCHEN 13'10 x 10'11 (4.22m x 3.33m)

Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor over, under counter oven, stainless steel sink top unit with mixer tap, plumbing for washing machine, tiled splashback, spotlights to ceiling, wood strip flooring, breakfast bar, door to staircase leading to first floor, further door to:

UTILITY ROOM 7'9 x 5'11 (2.36m x 1.80m)

Range of wall and base units, working surfaces, cupboards and drawers, sink top unit with mixer tap, tiled splashback, doors to:

BEDROOM/STUDY 13'11 x 7'9 (4.24m x 2.36m)

UPVC double glazed door to front, leaded light style double glazed window with leaded light style fanlights over, double radiator.

WET ROOM 7'11 x 7'9 (216.71m x 2.36m)

Electric shower unit with shower attachment, low level wc, wash hand basin, cupboard housing boiler, plumbing for washing machine, tiled walls, double radiator, two light obscure double glazed window.

FIRST FLOOR LANDING

Eaves storage.

BEDROOM THREE 20'11 x 11'4 (6.38m x 3.45m)

Three light double glazed window, double radiator, eaves storage cupboards.

REAR GARDEN

Paved patio area, outside tap, lawn area.

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.



GROUND FLOOR

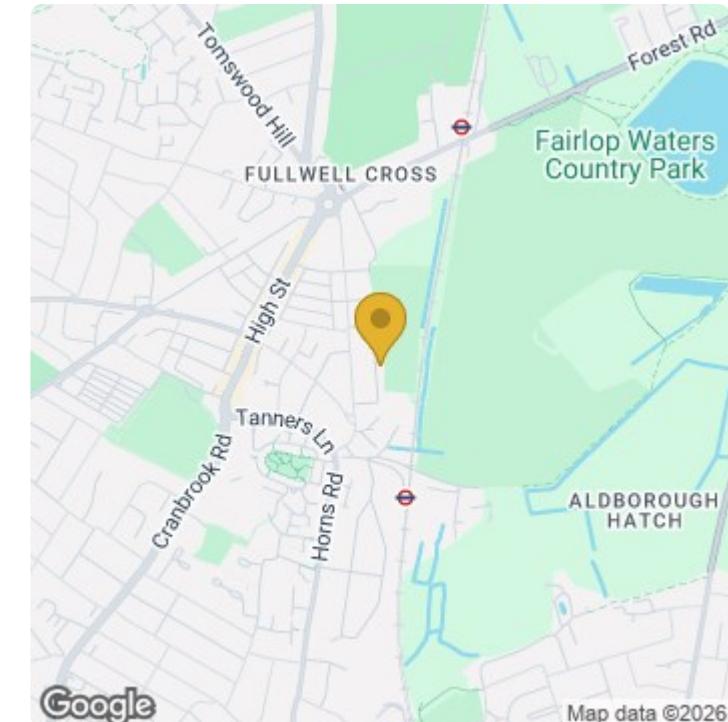


LAYOUT GUIDE

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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1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		65
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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