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19 Kelston Road
Barkingside, Essex IG6 2EJ
Price guide £545,000 - £585,000

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Guide Price: £545,000 to £565,000 - Arbon & Miller are thrilled to present this three-bedroom extended semi-detached bungalow available with IMMEDIATE VACANT POSSESSION. Nestled in a prime residential location on the edges of the Clayhall/Barkingside border, the property lies within 3/4 mile of Barkingside High Street, which offers a diverse array of restaurants, cafes, and local amenities. It is also conveniently located within 1 mile of Fairlop Central Line station, providing direct access to Central London via Stratford and Liverpool Street Stations in 20 and 30 minutes, respectively. The property includes a extended reception room, kitchen, three well proportioned bedrooms, modern wet room, cloakroom, conservatory and detached garage. There is further potential for development by means of loft conversion (subject to the usual planning consent). Car parking is available to the front and shared driveway with a vehicular security gate providing access to the detached garage.

ENTRANCE HALL

Wooden entrance door with glazed insert, cupboard housing meters, radiator, doors to:

EXTENDED LOUNGE/DINER 28'4 x 11'9 (8.64m x 3.58m)

Three double radiators, fireplace surround with stone hearth, coved cornice, spotlights to ceiling, three light double glazed window with fanlights over to flank, door to cloakroom, double glazed sliding door with fixed sidelight leading to conservatory.

CLOAKROOM 6'5 x 3'1 (1.96m x 0.94m)

Low level wc, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, double radiator, extractor fan, obscure double glazed window with fanlight over.

KITCHEN 8'7 x 7'4 (2.62m x 2.24m)

Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor fan over, stainless steel sink top unit with mixer tap, plumbing for dishwasher and washing machine, recess for fridge/freezer, eye level oven, wall mounted Valiant boiler, tiled

splashback, access to loft, wooden door with obscure glazed insert leading to side access with fanlight and sidelights.

BEDROOM ONE 13'4 into bay x 11'10 (4.06m into bay x 3.61m)

Four light double glazed bay with fanlights over, further obscure double glazed window to flank, double radiator, further single radiator, high level storage, coved cornice, ceiling fan.

BEDROOM TWO 11'4 into bay x 11'10 (3.45m into bay x 3.61m)

Three light double glazed bay with fanlights over, radiator.

WET ROOM 7'9 x 5'9 (2.36m x 1.75m)

Mixer tap with shower attachment and rainforest shower head, low level wc, pedestal wash hand basin with mixer tap, tiled walls, tiled floor, double radiator, extractor fan, obscure double glazed window with fanlight over.

BEDROOM THREE 12'9 x 7'9 (3.89m x 2.36m)

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

CONSERVATORY 14'5 x 4'3 (4.39m x 1.30m)

Multiple double glazed units, double glazed sliding door and fixed sidelight leading to rear garden.

REAR GARDEN

Mainly laid to lawn with mature tree and shrub borders, galvanised garage on concrete hardstanding.

FRONT GARDEN

Paved OFF STREET PARKING for multiple vehicles. Shared driveway.

COUNCIL TAX

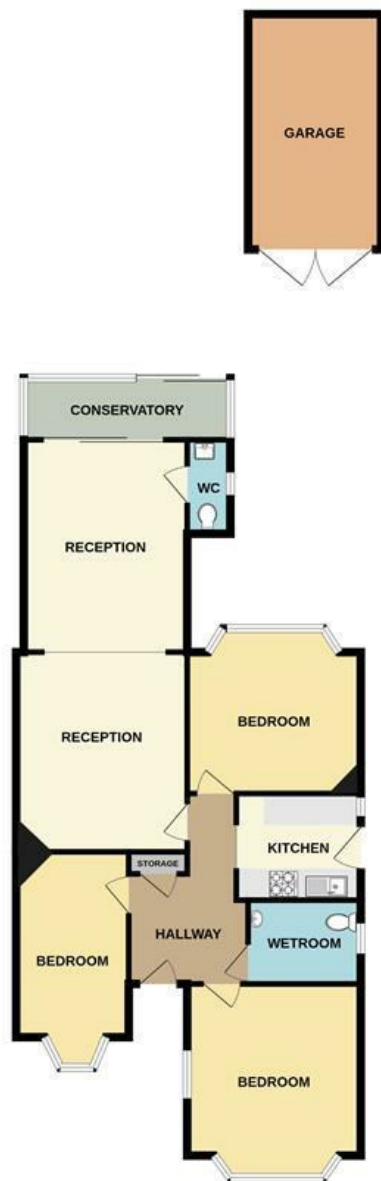
London Borough of Redbridge - Band D

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.

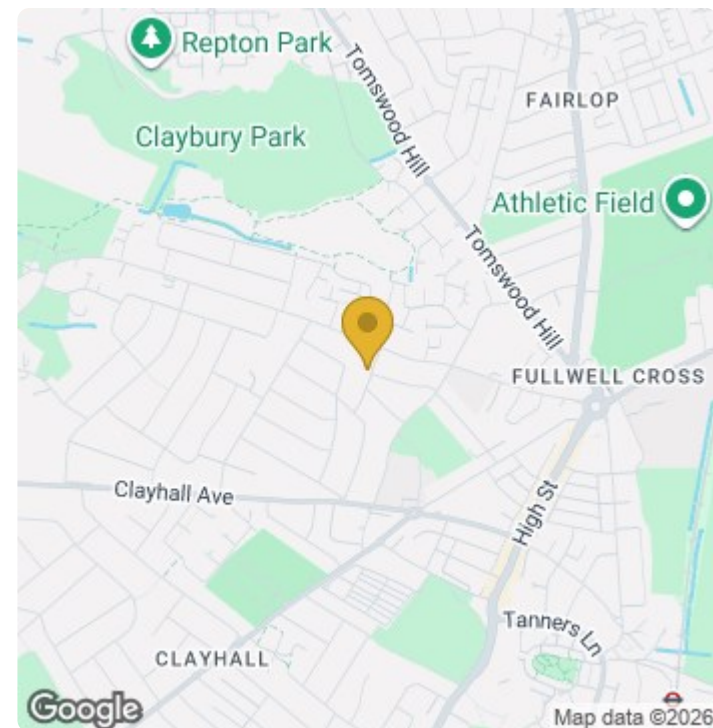


GROUND FLOOR
1133 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

