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10 Greystone Gardens
Barkingside, Essex IG6 2HH
Price guide £640,000

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*** PRICE GUIDE £640,000 - £660,000 *** CHAIN FREE *** An exceptional opportunity to acquire this beautifully extended four-bedroom family home, ideally positioned within a sought-after residential turning in IG6. Offered to the market with no onward chain, this impressive property provides generous and versatile living accommodation, perfectly suited to modern family life. The home further benefits from off-street parking and a substantial rear outbuilding, ideal for use as a home office, gym, or additional entertaining space. Conveniently located within close proximity to highly regarded local schools, excellent transport links including nearby stations, and a vibrant high street offering a range of shops, cafes and amenities, this is a superb purchase for families seeking both space and convenience in a prime location.

ENTRANCE PORCH

Double glazed double doors with leaded light style inserts, external wall light points, double glazed window to flank, wooden door with leaded light style obscure inserts and leaded light obscure fixed sidelight leading to:

ENTRANCE HALL

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

THROUGH LOUNGE 25'3 x 11'7 max (7.70m x 3.53m max)

Five light double glazed bay with coloured leaded light style fanlights over, feature fireplace surround with stone heath, dado rail, picture rail, wall light points, coved cornice, two double radiators, multi glazed double doors with fixed fanlights leading to:

DINING ROOM 14'9 x 13' (4.50m x 3.96m)

Wood strip flooring, double radiator, coved cornice, two light double glazed window with fanlight over, double glazed sliding door with fixed sidelight leading to rear garden, open to:

KITCHEN 11'6 x 6'10 (3.51m x 1.85m)

Range of wall and base units, concealed lighting, working surfaces, cupboards and drawers, one and half bowl stainless steel sink top with mixer tap, four burner gas hob with extractor hood over, electric double oven, plumbing for washing machine, plumbing for dishwasher, wall mounted boiler, tiled walls, spotlights to ceiling, two light double glazed window to flank.

FIRST FLOOR LANDING

Dado rail, two light obscure double glazed window to flank, stairs to loft room, doors to:

BEDROOM ONE 13' x 10'8 into wardrobe recess (3.96m x 3.25m into wardrobe recess)

Five light double glazed bay with coloured leaded light style fanlights over, range of fitted wardrobes to one wall with overhead storage, ceiling fan, wood strip flooring, double radiator, coved cornice.

BEDROOM TWO 11'7 x 10'8 into wardrobe recess (3.53m x 3.25m into wardrobe recess)

Three light double glazed window with fanlights over, double radiator, spotlights to ceiling, coved cornice, mirror fronted fitted wardrobes to one wall.

BEDROOM THREE 7'2 x 6'8 (2.18m x 2.03m)

Three light double glazed oriel bay with coloured leaded light fanlights over, coved cornice, high level storage, double radiator.

BATHROOM 6'10 x 6'8 max (2.08m x 2.03m max)

P shaped panel enclosed bath with miser tap, shower attachment, rainforest shower head and glass shower screen, vanity unit with wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, extractor fan, spotlights to ceiling, two light double glazed obscure window with fanlight over.

SECOND FLOOR LANDING

Obscure double glazed window to flank, doors to:

BEDROOM FOUR/LOFT ROOM 14'10 x 13'3 max (4.52m x 4.04m max)

Restricted head height. Three light double glazed window with fanlight over, radiator, spotlights to ceiling, fitted wardrobes to one wall, double glazed skylight window, bi folding door to:

ENSUITE CLOAKROOM

Low level wc, wash hand basin with mixer tap, tiled walls, extractor fan, spotlights to ceiling.

REAR GARDEN

Approx 70' rear garden with paved patio area, lawn, mature shrub borders, pathway leading to rear patio and 15'1 x 13'11 SUMMER HOUSE., outside light, outside tap, pedestrian side access to covered storage area.

FRONT GARDEN

Providing CAR PARKING SPACE TO FRONT. Pedestrian side access to covered storage area, mature tree border.

COUNCIL TAX

London Borough of Redbridge - Band

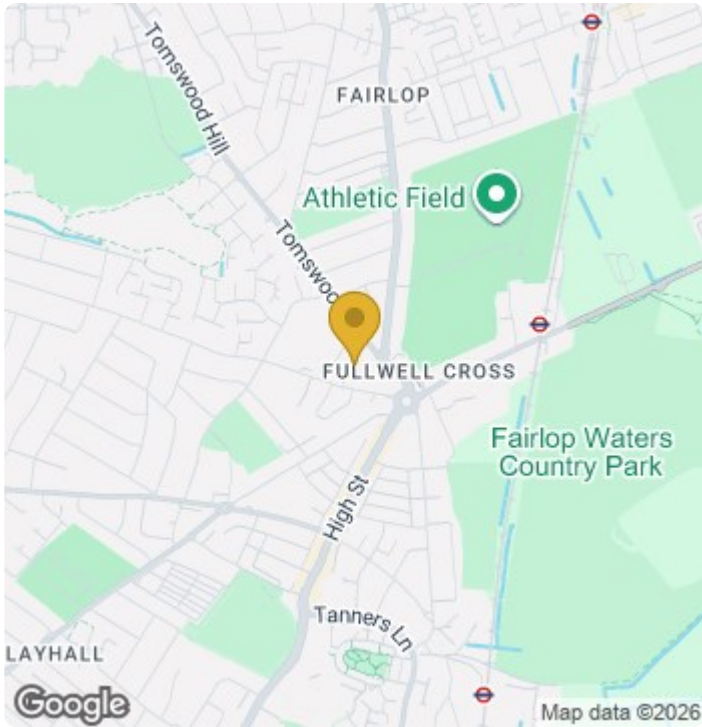
AGENTS NOTE

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.



Greystone Gardens IG6

Approx. Gross Internal Area 1479 Sq Ft - 137.40 Sq M
Approx. Gross Garden Room Area 207 Sq Ft - 19.23 Sq M



Energy Efficiency Rating

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



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.

