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74 Greenleafe Drive  
Barkingside, Essex IG6 1LH  
Price £635,000

## 74 Greenleaf Drive, Barkingside, Essex IG6 1LH

Offered to the market CHAIN FREE, Arbon & Miller are delighted to present this immaculately presented four bedroom semi-detached chalet bungalow, situated on the ever-popular "Leafe" Estate in the heart of Barkingside. The property has been meticulously maintained throughout and offers beautifully appointed, family-sized accommodation, including a generous master bedroom with en-suite, a further three well-proportioned bedrooms and the benefit of two bathrooms. At the heart of the home is a superb extended kitchen and dining room — perfect for modern family living and entertaining — while to the rear lies a meticulously maintained garden, ideal for those who enjoy outdoor space. Off-street parking is provided to the front. The home is ideally placed for a selection of highly regarded local schools, including the sought-after Ilford County High School (Grammar) and Fullwood Primary, both within easy walking distance. A short walk through Barkingside Park leads to Barkingside High Street, offering a wide variety of shops, restaurants, cafés and everyday amenities, while Barkingside Central Line Station provides direct access into Stratford in approximately 20 minutes and Liverpool Street in around 30. An exceptional opportunity for a growing family seeking a turn-key home and a hassle-free move — early viewing comes highly recommended.

### ENTRANCE PORCH

Entrance door with leaded light style insert and fixed sidelights to either side, tiled floor, entrance door with obscure glazed insert leading to:

### ENTRANCE HALL

Wood strip flooring double radiator, stairs to first floor, open to kitchen, doors to:

### LOUNGE/DINER 30'10 x 11'6 (9.40m x 3.51m)

Three light double glazed bay with fanlights over, feature fireplace surround with marble insert and hearth, wood strip flooring, double radiator, double doors with integrated blinds leading to family room.

### FAMILY ROOM 11'2 x 8'6 (3.40m x 2.59m)

Double glazed multi paned double doors with fixed sidelights either side leading to rear garden, double radiator, wood strip flooring, open to:

### KITCHEN/BREAKFAST ROOM 17'1 x 11'6 (5.21m x 3.51m)

Range of wall and base units, working surfaces, cupboards and drawers, recess for cooker with extractor hood over, inset sink unit with mixer tap, integrated fridge/freezer, washing machine, cupboard housing boiler, wood strip flooring, double radiator, inset spotlights to ceiling, double glazed window to rear, double glazed door to rear, further fixed window to rear, obscure double glazed window to flank.

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

Three light double glazed bay with fanlights over, range of fitted wardrobes to one wall, wood strip flooring, double radiator, inset spotlights to ceiling, door to:

### ENSUITE SHOWER ROOM

Tiled shower cubicle with mixer tap and hand held shower attachment, wall mounted wash hand basin, upright heated towel rail, low level wc, part tiled walls.

### BEDROOM 11'2 x 6'7 (3.40m x 2.01m)

Double glazed window, double radiator, wood strip flooring, inset spotlights to ceiling.

### BATHROOM 11'2 x 6'7 (3.40m x 2.01m)

Panel enclosed bath with mixer tap and shower attachment with rainforest shower head over, wall mounted wash hand basin, close coupled wc, obscure double glazed window with fanlight over, part tiled walls.

### FIRST FLOOR LANDING

Double glazed window, inset spotlights to ceiling.

### BEDROOM 20'8 x 6'11 (6.30m x 2.11m)

Three light double glazed window, further double glazed window, double radiator, inset spotlights to ceiling, wood strip flooring.

### BEDROOM 10'6 x 9'10 (3.20m x 3.00m)

Three light double glazed window, wood strip flooring, double radiator, inset spotlights to ceiling.

### SHOWER ROOM 10'6 x 3'3 (3.20m x 0.99m)

Walk in tiled shower cubicle with sliding doors, shower unit with hand held shower attachment and rainforest shower head over, vanity unit with wash hand basin and drawers below, close coupled wc, upright heated towel rail, part tiled walls, tiled floor, door to eaves storage.

### REAR GARDEN

Approx 55' rear garden with paved patio area, steps down to lawn, mature trees and shrubs, lawn area, outside tap, outside light, two wooden sheds.

### FRONT GARDEN

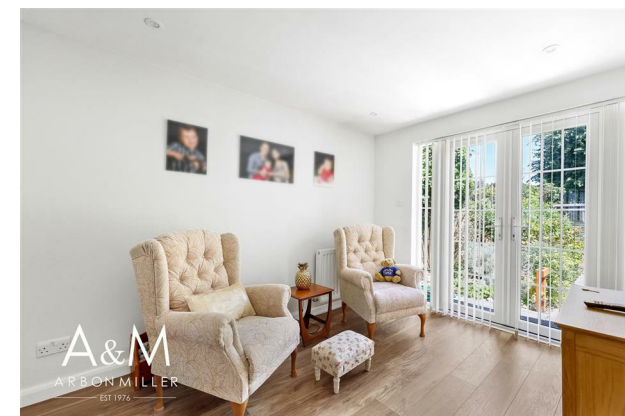
Paved front garden with OFF STREET PARKING for multiple vehicles. Gated shared side access.

### 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.



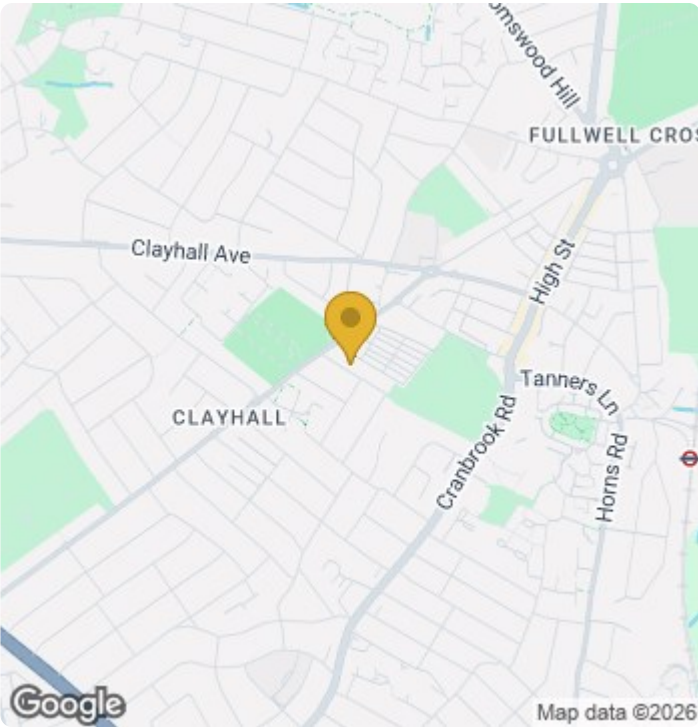
# Greenleafe Drive IG6

Approx. Gross Internal Area 1474 Sq Ft - 136.93 Sq M  
Approx. Gross Eaves Storage Area 52 Sq Ft - 4.83 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: 30/6/2026



## 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>                            |                         |           |
| (39-54) <b>E</b>                            | <b>47</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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