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28 Geariesville Gardens
Barkingside, Essex IG6 1JH
Price guide £575,000

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*** PRICE GUIDE £575,000 - £625,000 *** Extended three-bedroom family home ideally situated in a popular residential turning within Barkingside, offering off-street parking to the front and a garage to the rear accessed via a convenient service road. This well-presented property provides spacious and versatile accommodation, making it ideal for growing families, with the added benefit of an extension enhancing the living space. Located within close proximity to a range of highly regarded local schools including Gearies Primary School, Fullwood Primary, Ilford County Grammar School and Valentines High School, the home is perfectly positioned for family living. Excellent transport links are nearby, with Barkingside & Gants Hill Underground Station and Ilford Station Overground/Mainline trains providing easy access into Central London, along with a variety of local bus routes and amenities. An excellent opportunity to acquire a well-located and extended family home in a sought-after area.

ENTRANCE PORCH

UPVC double glazed entrance door with leaded light style double glazed insert and double glazed fixed sidelights, wood strip flooring, wall light point, UPVC obscure double glazed door with fixed sidelight leading to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, double radiator, wood strip flooring, door to shower room, storage cupboards (one housing plumbing for washing machine), further doors to:

RECEPTION ONE 15'1 x 13'1 (4.60m x 3.99m)

Six light double glazed bay with fanlights over, radiator, wood strip flooring, two wall light points, coved cornice.

SHOWER ROOM 8'6 x 2'11 (2.59m x 0.89m)

Walkin shower cubicle with bi folding doors, mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, extractor fan.

KITCHEN EXTENSION 18'1 x 11'6 (5.51m x 3.51m)

Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor hood over, eye level oven, one and a half bowl stainless steel sink top with mixer tap, tiled splashbacks, tiled floor, spotlights to ceiling, cupboard housing Worcester combi boiler, three light double glazed window with fanlight over, double glazed double doors with fixed sidelights leading to rear garden. Open to:

RECEPTION TWO 13'5 x 13'1 (4.09m x 3.99m)

Fireplace surround with tiled hearth and electric fire, radiator, wood strip flooring, coved cornice.

FIRST FLOOR LANDING

Access to loft, doors to:

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

Six light double glazed bay with fanlights over, radiator.

BEDROOM TWO 13'9 x 10'2 (4.19m x 3.10m)

Three light double glazed window with fanlights over, double radiator.

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

Two light double glazed window with fanlights over, radiator.

BATHROOM 9'2 x 5'11 (2.79m x 1.80m)

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

REAR GARDEN

approx 70ft Patio area, remainder laid to lawn, shed at rear, outside light, outside tap, power point.

DETACHED GARAGE 16,5 x 8,2 (4.88m,1.52m x 2.44m,0.61m)

Double doors, power and lighting, accessed via rear service road, pedestrian rear access,

FRONT GARDEN

Paved front garden providing OFF STREET PARKING FOR two vehicles.

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.

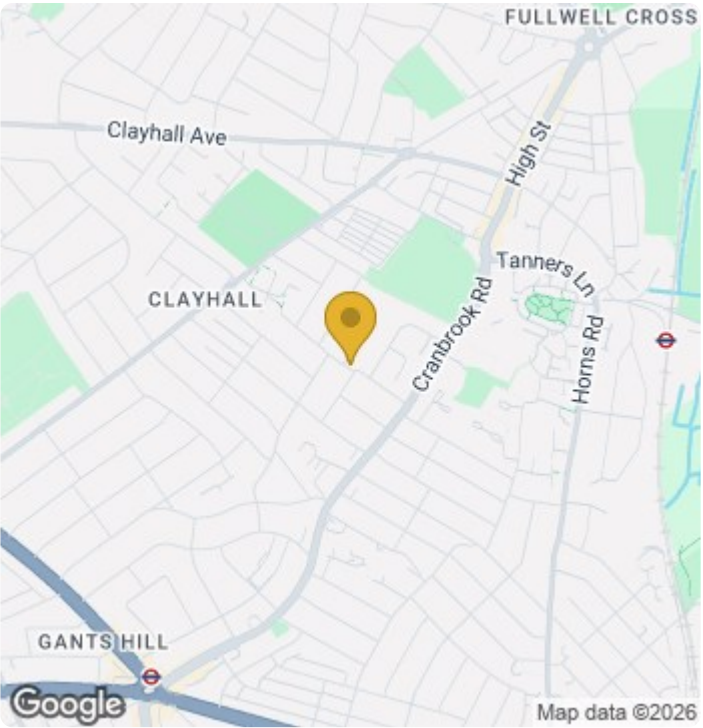
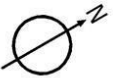


Geariesville Gardens IG6

Approx. Gross Internal Area 1222 Sq Ft - 113.52 Sq M
Approx. Gross Garage Area 135 Sq Ft - 12.54 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.



Energy Efficiency Rating

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



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