



59 Forest Road, Barkingside, Essex IG6 3HA

*** CHAIN FREE *** GUIDE PRICE £550,000 - £580,000 ***Nestled on the desirable Forest Road in Barkingside, this charming four-bedroom extended house with further planning approved for up to a 6 meter rear extension and full dorma loft extension. Presents an excellent opportunity for families and professionals alike. The property boasts a spacious through lounge and extended Kitchen Diner, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own private space. The house features a modern bathroom, ensuring comfort and convenience for daily living. One of the standout attributes of this property is the off-street parking, a rare find in this bustling area, allowing for easy access and peace of mind. Situated just a stone's throw from Fairlop Central Line Station, commuting to London and beyond is both quick and straightforward, making this location ideal for those who work in the city. Additionally, families will appreciate the proximity to reputable schools, including King Solomon High School and Ilford Jewish Primary School, which are both within easy reach. This property is chain-free, allowing for a smooth and efficient purchase process. With its blend of space, convenience, and a prime location, this house is a fantastic opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this lovely home your own.

ENTRANCE PORCH

Obscure double glazed sliding door with fixed sidelights, spotlights to ceiling, wooden obscure multi glazed door leading to:

ENTRANCE HALL

Stairs to first floor, wood strip flooring, understairs storage cupboard, radiator, doors to:

THROUGH LOUNGE 25'4 into bay x 13'6 narrowing to 12' (7.72m into bay x 4.11m narrowing to 3.66m)

Five light double glazed bay with fanlights over, two radiators, wood strip flooring, coved cornice, double glazed sliding door with fixed sidelight leading to:

KITCHEN/DINER EXTENSION 18'8 x 9'1 (5.69m x 2.77m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top with mixer tap, recess for gas range oven, extractor hood over, concealed lighting, spotlights to ceiling, part tiled walls, vertical wall mounted radiator, two light double glazed window with fanlight over, double glazed sliding door with fixed sidelight leading to rear garden.

UTILITY AREA

Original kitchen. High and low level storage cupboards, spotlights to ceiling, door to:

CLOAKROOM

Corner wash hand basin with mixer tap, low level wc, double radiator, tiled walls, extractor fan, spotlights to ceiling, double doors leading to:

SHOWER

Shower cubicle with glazed screen, mixer tap with hand held shower attachment and rainforest shower head over, extractor fan, spotlights to ceiling, panelled walls.

FIRST FLOOR LANDING

Wood strip flooring, spotlights to ceiling, stairs to second floor, doors to:

BEDROOM ONE 13 x 11'3 (3.96m x 3.43m)

Five light double glazed bay with fanlights over and bespoke fitted shutters, picture rail, radiator.

BEDROOM TWO 11'8 x 10'8 (3.56m x 3.25m)

Two light double glazed window with fanlight over, radiator, picture rail, wood strip flooring.

BEDROOM THREE 7/10 x 7'5 (2.13m/3.05m x 2.26m)

Double glazed window with fanlight over, wood strip flooring, radiator, picture rail.

FAMILY BATHROOM 8'3 x 6'3 (2.51m x 1.91m)

Panel enclosed bath with mixer tap, hand held shower attachment and glazed side screen, low level wc, heated towel rail, vanity unit with wash hand basin and mixer tap, separate shower cubicle with glazed doors, mixer tap and hand held shower attachment, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over, further obscure double glazed window.

SECOND FLOOR LANDING

Door to eaves storage, Velux skylight window, door to:

BEDROOM FOUR 18'6 x 10'10 to extremes (5.64m x 3.30m to extremes)

Fitted wardrobes to one wall (housing Valiant boiler), eaves storage cupboards, vertical wall mounted radiator, double glazed skylight window.

REAR GARDEN 100 (30.48m)

approx 100' Paved patio area, mature tree and shrub borders, remainder laid to lawn, brick storage shed on hardstanding, greenhouse, outside light, outside tap, power.

FRONT GARDEN

Providing OFF STREET PARKING. Mature shrub border.

COUNCIL TAX

London Borough of Redbridge - Band E

PLANNING PERMISSION

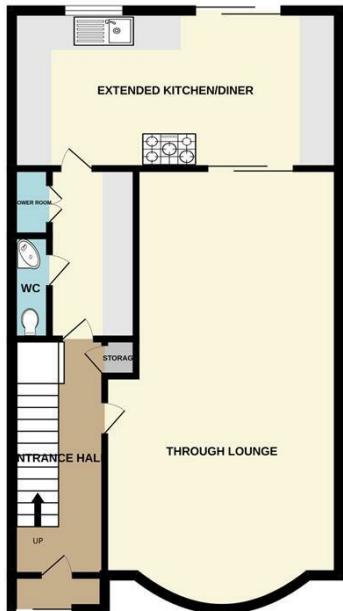
Additional planning has been approved to carry out a 6 meter rear extension and full dorma loft conversion.

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.



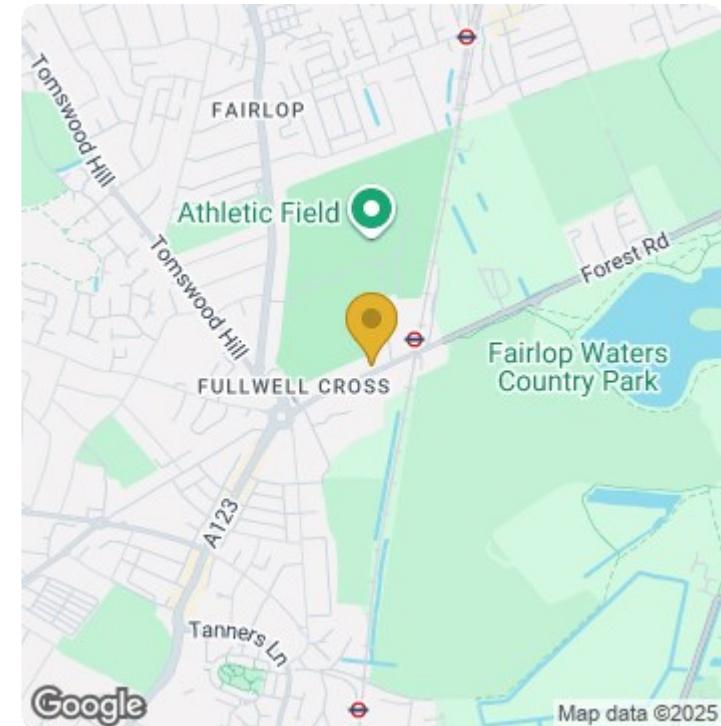
GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 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 guidance 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		80
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

