
A&M
ARBON MILLER
EST 1976
55 Baron Gardens
Barkingside, Essex IG6 1NZ
Price guide £525,000

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*** Price Guide: £525,000 to £550,000 *** Arbon & Miller are pleased to offer this extended three bedroom mid terrace family home, set on a popular residential turning just off Barkingside High Street and offered to the market chain free. The extended layout gives the house well balanced family accommodation, with off street parking to the front. The location is a real strength. Barkingside Central line station is a short walk away for direct services into Stratford, the City and the West End, while the High Street's shops, supermarkets, cafés and restaurants are close at hand. Families are well served by local schools, with Avanti Court Primary, Mossford Green Primary and Ilford County High School all within easy reach, and the open spaces of Fairlop Waters Country Park are nearby. An ideal purchase for buyers looking for a ready to go family home in the heart of Barkingside, with no onward chain. Early viewing is recommended.

ENTRANCE PORCH
Entrance door with glazed insert, obscure fixed sidelights and fanlight over, window to either flank, obscure glazed window to entrance hall, multi glazed entrance door to:

ENTRANCE HALL
Laminated wood strip flooring, stairs to first floor, cupboard understairs, double radiator, door to kitchen, door to:

RECEPTION ONE 13'5 x 11'2 (4.09m x 3.40m)
Three light double glazed window with fanlights over, feature fireplace with tiled insert, marble hearth and wooden surround, laminated wood strip flooring, coved cornice, double radiator, open to:

RECEPTION TWO 10'2 x 10'2 (3.10m x 3.10m)
Laminated wood strip flooring, double radiator, coved cornice, multi glazed double doors leading to:

KITCHEN/DINER 17'5 x 15'5 (5.31m x 4.70m)
Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with microwave above, recess for fridge/freezer, stainless steel single drainer sink unit with mixer tap, further cooker point with canopy extractor hood, double radiator, tiled splashback, wall mounted boiler, tiled splashback, tiled floor, two light double glazed window leading to conservatory, sliding double glazed door with fixed sidelight leading to:

CONSERVATORY 12'6 x 8'10 (3.81m x 2.69m)
Laminated wood strip flooring, double radiator, multiple double glazed windows with coloured leaded light style fanlights over, leaded light style double glazed double doors leading to rear garden.

FIRST FLOOR LANDING
Access to loft, doors to:

BEDROOM ONE 13'5 x 10'2 (4.09m x 3.10m)
Double glazed three light window, double radiator, built-in storage cupboard.

BEDROOM TWO 10'2 x 10'2 (3.10m x 3.10m)
Three light double glazed window with fanlights over, double radiator, built-in storage cupboard.

BEDROOM THREE 6'11 x 6'7 (2.11m x 2.01m)
Double glazed window with fanlight over, picture rail, double radiator.

BATHROOM 6'7 x 5'11 (2.01m x 1.80m)
Panel enclosed bath with mixer tap, separate shower attachment with glazed side screen, close coupled wc, pedestal wash hand basin, fully tiled walls, tiled floor, double radiator, obscure double glazed window with fanlight over, extractor fan.

REAR GARDEN
Lawn area, paved stepping stone path leading to rear hardstanding, garden shed, further shed.

FRONT GARDEN
Providing OFF STREET PARKING.

COUNCIL TAX
London Borough of Redbridge - Band D

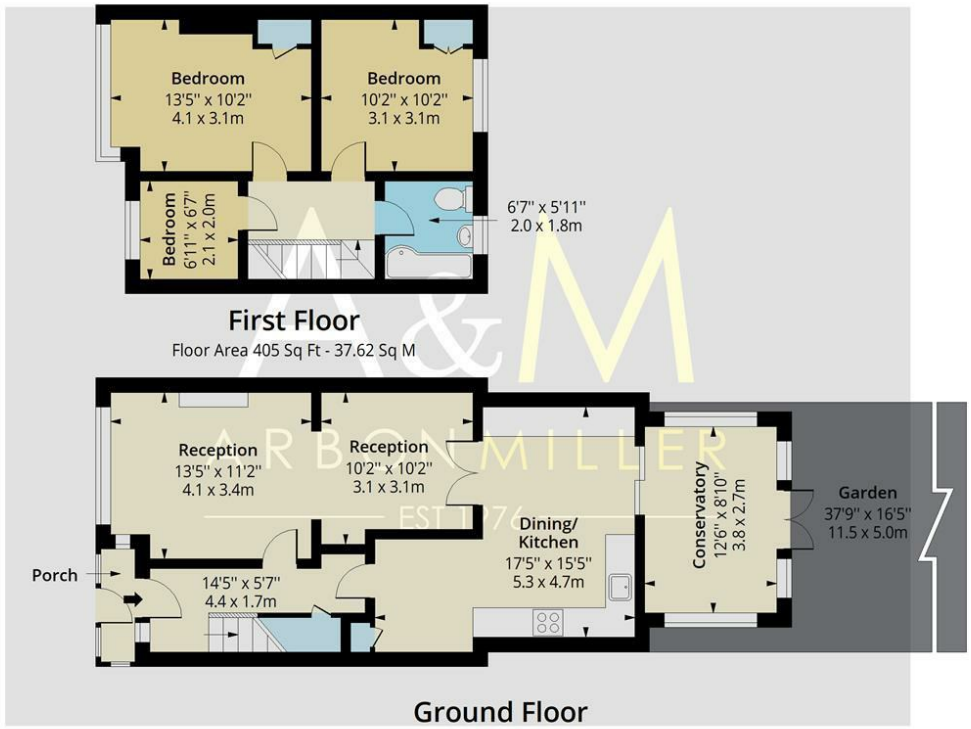
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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.





Baron Gardens IG6

Approx. Gross Internal Area 1092 Sq Ft - 101.45 Sq M
Approx. Gross Porch Area 17 Sq Ft - 1.58 Sq M



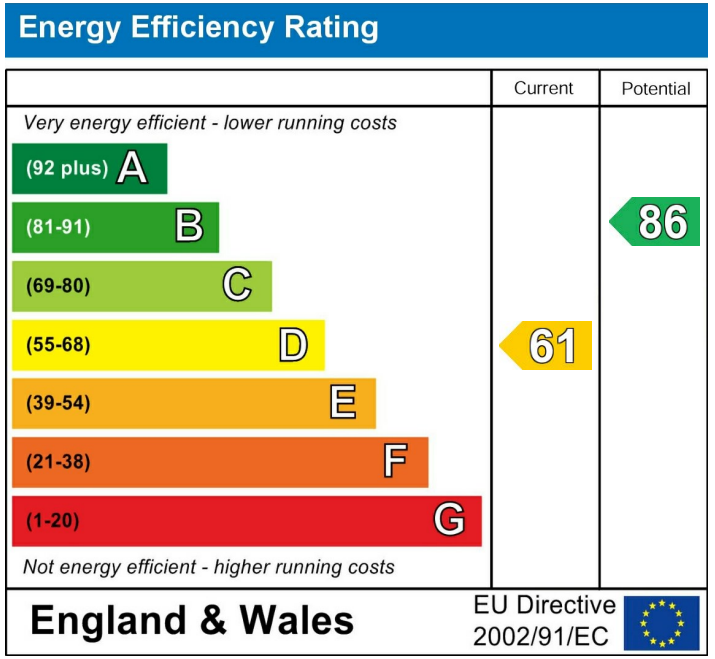




Certified Property Measurer

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: 12/11/2026




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