



22 Kingsley Road, Hainault, Essex IG6 2LL

An exceptionally well-proportioned four-bedroom family home arranged over three generous floors, offered to the market chain free for a swift and straightforward purchase. Thoughtfully laid out for modern family living, the property boasts a large kitchen/diner at its heart — a wonderful space for both everyday life and entertaining — complemented by comfortable, versatile accommodation across each level. Outside, it enjoys the sought-after combination of off-street parking to the front and a private rear garden, ideal for relaxing or for children to play. Superbly located in the heart of Barkingside within the popular London Borough of Redbridge, the home is well served by a choice of highly regarded local schools, including respected primaries and secondary options across the borough (admission subject to catchment and availability). Commuting could hardly be easier, with Barkingside and Fairlop Underground stations (Central line) close at hand for direct access into the City and West End, while the shops, cafés and everyday amenities of Barkingside High Street, together with the open green spaces of Fairlop Waters Country Park and the leisure facilities of Fullwell Cross, are all within easy reach. A fantastic opportunity to acquire a substantial, chain-free family home in one of the area's most convenient and popular settings.

ENTRANCE HALL 24'7 x 6'7 to extremes (7.49m x 2.01m to extremes)

Obscure UPVC double glazed door with obscure double glazed fixed sidelight, wood strip flooring, stairs to first floor, understairs storage cupboard, spotlights to ceiling, double radiator, doors to:

RECEPTION ONE 16'4 x 10'1 (4.98m x 3.07m)

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

SHOWER ROOM 7'8 x 2'5 (2.34m x 0.74m)

Shower cubicle with mixer tap, shower attachment, rainforest shower head, glazed shower doors, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, spotlights to ceiling, extractor fan.

RECEPTION TWO 12'2 x 6'7 (3.71m x 2.01m)

Two light double glazed window, double radiator, spotlights to ceiling, wood strip flooring, door to:

KITCHEN/DINER 17'1 x 8'7 (5.21m x 2.62m)

Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor hood over, inset stainless steel sink top unit with mixer tap, plumbing for washing machine, under counter electric oven, tiled splashback, wood strip flooring, double radiator, two light double glazed window, double glazed door leading to rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE 11'3 x 9'8 (3.43m x 2.95m)

Three light double glazed window, double radiator, wood strip flooring.

BEDROOM TWO 16'5 x 7'2 to extremes (5.00m x 2.18m to extremes)

Two light double glazed window, double radiator, wood strip flooring.

BEDROOM THREE 10'7 x 9'8 to extremes (3.23m x 2.95m to extremes)

Two light double glazed window, wood strip flooring, double radiator.

SHOWER ROOM 6'8 x 5'6 (2.03m x 1.68m)

Corner glass shower enclosure with mixer tap, shower attachment and rainforest shower head over, floating vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, extractor fan, heated towel rail, obscure two light double glazed window.

LOFT ROOM 13'8 x 9'2 restricted head height (4.17m x 2.79m restricted head height)

Double glazed Velux window, further double glazed window to flank, double radiator, wood strip flooring, restricted head height.

EN-SUITE

Corner glass shower enclosure with mixer tap, shower attachment and rainforest shower head over, floating vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, extractor fan, heated towel rail, obscure two light double glazed window.

REAR GARDEN

Paved patio area, decking, remainder laid to lawn, outside light, outside tap, boiler cupboard.

FRONT GARDEN

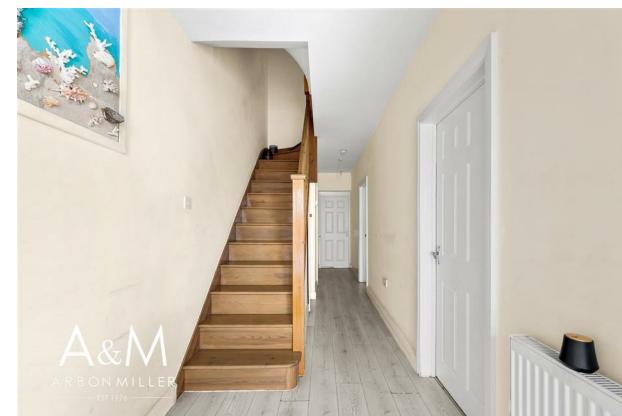
Paved OFF STREET PARKING.

COUNCIL TAX

Council Tax Band - C

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.



Kingsley Road IG6

Approx. Gross Internal Area 1503 Sq Ft - 139.63 Sq M
Approx. Gross Eaves Storage Area 84 Sq Ft - 7.80 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: 11/8/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

