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EST 1976

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57 Fremantle Road
, Essex IG6 2BB
Offers in excess of £750,000

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Nestled on Fremantle Road in the desirable area of Barkingside, this impressive end terrace house offers a perfect blend of space and convenience for family living. With four generously sized bedrooms, this extended family home is ideal for those seeking room to grow. The property boasts two reception rooms providing ample space for relaxation, entertainment, family gatherings and a dining room/bedroom five to the ground floor. The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. Additionally, the property features a detached garage and off-street parking for multiple vehicles, a valuable asset in this bustling area. Situated just a stone's throw from the esteemed Ilford County Grammar School, this home is perfect for families prioritising education. The vibrant high street is also within easy reach, offering a variety of shops, cafes, and amenities to enhance your daily life. For commuters, the central line station is conveniently close, providing quick access to London and beyond. This property presents an excellent opportunity for those looking to settle in a family-friendly neighbourhood with all the necessary conveniences at hand. Don't miss the chance to make this charming house your new home.

ENTRANCE PORCH 5'8 x 2'5 (1.73m x 0.74m)

UPVC double glazed double doors with leaded light style inserts, leaded light style double glazed fixed sidelights and leaded light style coloured fanlights over, wood strip flooring, original wooden door with obscure coloured leaded light style insert and coloured leaded light style obscure glazed fixed sideights and fanlights to:

ENTRANCE HALL 15'3 x 7'3 max (4.65m x 2.21m max)

Stairs to first floor, wood strip flooring, double radiator, picture rail, coved cornice, understairs storage cupboard, doors to:

THROUGH LOUNGE 29'8 into bay x 12'6 max (9.04m into bay x 3.81m max)

Five light leaded light style double glazed bay with coloured leaded light style fanlights over, coved cornice, wood strip flooring, two double radiators, wooden leaded light style door with coloured leaded light style fanlights and sidelights leading to conservatory.

KITCHEN/DINER 15'5 x 8'6 max (4.70m x 2.59m max)

Dining Area: Picture rail, coved cornice, storage units, alcove for fridge/freezer, open to Kitchen Area: Range of base and wall units, tiled working surfaces, cupboards and drawers, four burner gas hob with extractor fan over, concealed lighting, integrated dishwasher, eye level double oven, tiled floor, two light leaded light style double glazed window with fanlights over.

CLOAKROOM 5'4 x 2'7 (1.63m x 0.79m)

Low level wc, vanity unit with wash hand basin and mixer tap, tiled floor, coved cornice, leaded light style obscure window.

DINING ROOM/BEDROOM FIVE 14'9 into bay x 12'1 (4.50m into bay x 3.68m)

Four light leaded light style double glazed bay with fanlights over, coved cornice, wood strip flooring, double radiator.

CONSERVATORY 17'1 x 11'2 max (5.21m x 3.40m max)

Four light leaded light style double glazed window with coloured leaded light style fanlights over, four light obscure leaded light

style double glazed window with coloured obscure leaded light style fixed fanlights over, double glazed sliding door with fixed sidelight, wood strip flooring, wall mounted Potterton boiler, two wall light points, plumbing for washing machine.

FIRST FLOOR LANDING 9'2 x 8'3 max (2.79m x 2.51m max)

Access to loft, picture rail, doors to:

BEDROOM ONE 14'8 into bay x 10'7 (4.47m into bay x 3.23m)

Five light leaded light style double glazed bay with coloured leaded light style fanlights over, fitted wardrobes to one wall, coved cornice, radiator.

BEDROOM TWO 11'8 x 10'1 (3.56m x 3.07m)

Two light leaded light style double glazed bay with coloured leaded light style fanlights over, fitted wardrobes to one wall, cupboard housing hot water cylinder, high level storage, coved cornice.

BEDROOM THREE 14'3 x 10'1 (4.34m x 3.07m)

Two light leaded light style double glazed window with coloured leaded light style fanlights over, fitted wardrobes to one wall, high level storage, double radiator.

BEDROOM FOUR 8'3 x 7'5 (2.51m x 2.26m)

Double glazed leaded light style double glazed window with coloured leaded light style fanlights over, radiator, fitted shelving unit to one wall, coved cornice, radiator.

BATHROOM 8'2 x 6'1 (2.49m x 1.85m)

Panel enclosed bath with mixer tap and shower attachment, low level wc, bidet, vanity unit with wash hand basin, radiator, part tiled walls, tiled floor, access to loft, coved cornice, picture rail, obscure leaded light style double glazed window with coloured leaded light style fanlight over, further leaded light style obscure double glazed window.

SHOWER ROOM 9'6 x 6'5 (2.90m x 1.96m)

Double walk in shower cubicle with mixer tap, shower attachment and rainforest shower head, vanity unit with wash hand basin, storage under and mixer tap, low level wc, heated

towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure leaded light style double glazed window with coloured leaded light style fanlights over.

REAR GARDEN

Paved rear garden, flower beds to side, outside light, outside tap, pedestrian side access, garage to rear.

DETACHED GARAGE 15'8 x 10'4 (4.78m x 3.15m)

Up and over door, double glazed windows.

FRONT GARDEN

Providing OFF STREET PARKING for multiple vehicles.

COUNCIL TAX

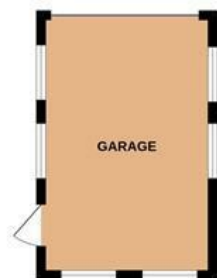
London Borough of Redbridge - Band E

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.



GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



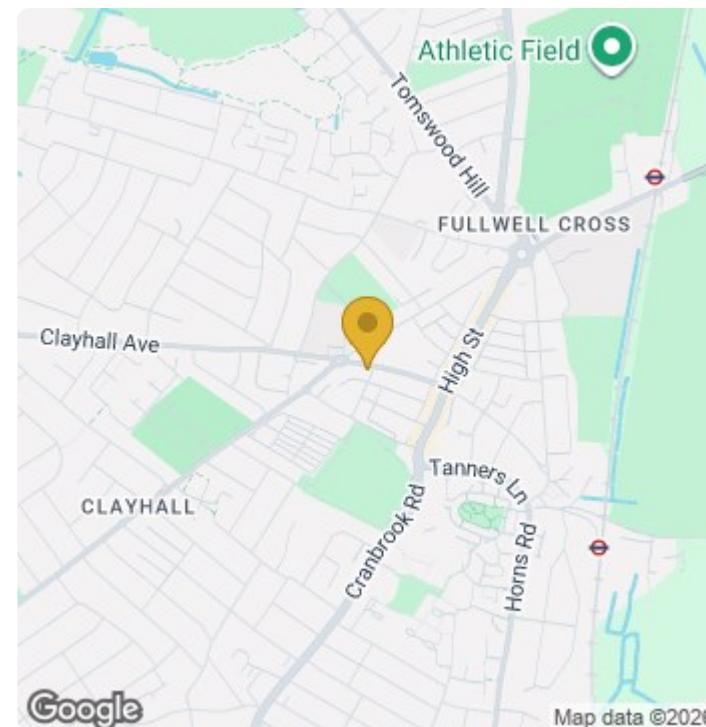
1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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 illustrative purposes 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		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

