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42 Hatley Avenue
Barkingside, Essex IG6 1EJ
Price guide £625,000

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PRICE GUIDE £625,000 - £650,000 - CHAIN FREE - An exceptional opportunity to acquire this beautifully presented three-bedroom extended end-of-terrace home, offered to the market chain free and finished to an immaculate standard both inside and out. Thoughtfully extended to create bright, generously proportioned living space, the property is presented in turn-key condition throughout — ready to simply move in and enjoy. Practical family touches include off-street parking to the front and convenient south-west facing rear garden. Positioned within one of Redbridge's most desirable residential enclaves, the home is superbly placed for highly regarded schooling, with Fullwood Primary, Gearies Primary and the renowned Ilford County High School all close at hand, within walking distance to shops, cafés and restaurants of Gants Hill and Barkingside, the green open spaces of Valentines Park and Fairlop Waters within easy reach, and swift links into the City and Canary Wharf and Central London via the Central and Elizabeth lines. A rare combination of condition, space and location — and, being offered chain free, a genuine opportunity to move without delay.

ENTRANCE PORCH

Entrance door with obscure leaded light style inserts, leaded light style sidelights with fanlights over, further leaded light style windows with fanlights over entrance door with obscure glazed inserts and leaded light style fixed sidelights to either side leading to:

ENTRANCE HALL

Stairs to first floor, cupboard under stairs, double radiator, wood strip flooring, dado rail, coved cornice.

CLOAKROOM

Close coupled wc, wall mounted wash hand basin with mixer tap and tiled splash back, extractor fan, radiator, obscure double glazed window.

RECEPTION ROOM 15'1 into bay x 12'2 (4.60m into bay x 3.71m)

Five light leaded light style double glazed bay window with fanlights over, feature fireplace with insert gas fire, double radiator, wood strip flooring, coved cornice, multi glazed double doors leading to:

RECEPTION ROOM 13'1 x 10'6 (3.99m x 3.20m)

Wood strip flooring, coved cornice, wood strip flooring, double radiator, opening to:

L-SHAPED KITCHEN/DINING ROOM 18'8 x 17'5 to extremes (5.69m x 5.31m to extremes)

Range of wall and base units, working surfaces,

cupboards and drawers, inset sink top with mixer tap, built-in double oven, four burner gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, tiled splashback, wood strip flooring, radiator, inset spotlights to ceiling, radiator, two light leaded light style double glazed window with fanlights over, double glazed obscure leaded light style door to side access, double glazed leaded light style double doors leading to rear garden.

FIRST FLOOR LANDING

Double glazed leaded light style obscure window, dado rail, coved cornice, access to loft space.

BEDROOM ONE 15'5 into bay x 11'2 (4.70m into bay x 3.40m)

Five light leaded light style double glazed window with fanlights over, fitted wardrobes to one wall, wood strip flooring, double radiator, coved cornice.

BEDROOM TWO 13'1 x 10'6 (3.99m x 3.20m)

Three light leaded light style double glazed window with fanlights over, double radiator, coved cornice.

BEDROOM THREE 8'6 x 6'11 (2.59m x 2.11m)

Two light leaded light style double glazed window with fanlights over, radiator, coved cornice.

BATHROOM 7'10 x 7'3 (2.39m x 2.21m)

Panel enclosed bath with mixer tap, shower attachment, rainforest shower head and glazed

side screen, vanity unit with washing hand basin, mixer tap and storage under incorporating wc, fully tiled walls, tiled floor, inset spotlights to ceiling, upright heated towel rail, two light obscure leaded light style double glazed window with fanlights over, extractor fan.

REAR GARDEN

South west facing garden with paved patio area with dwarf wall to lawn area, mature shrubs, further paved patio area at rear, wood shed on hardstanding, gated pedestrian side access.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING, pedestrian side access.

COUNCIL TAX

London Borough of Redbridge - Band D

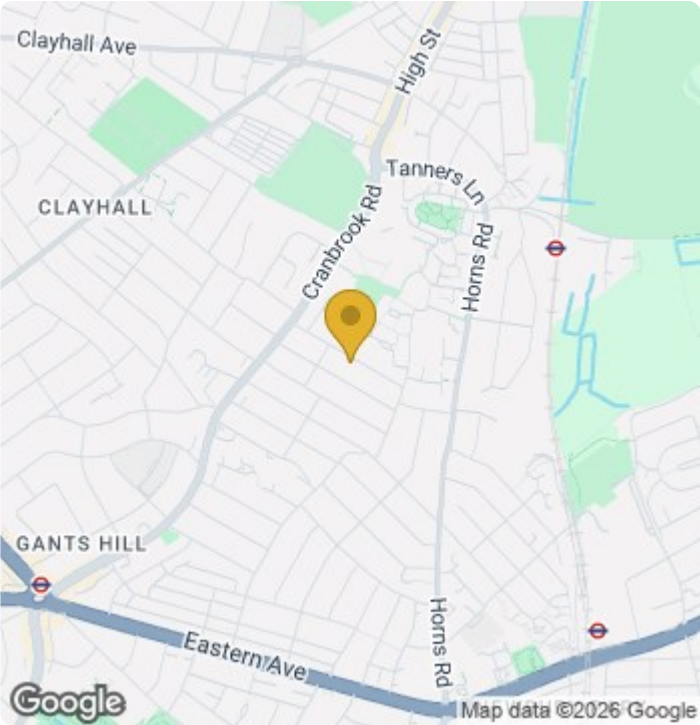
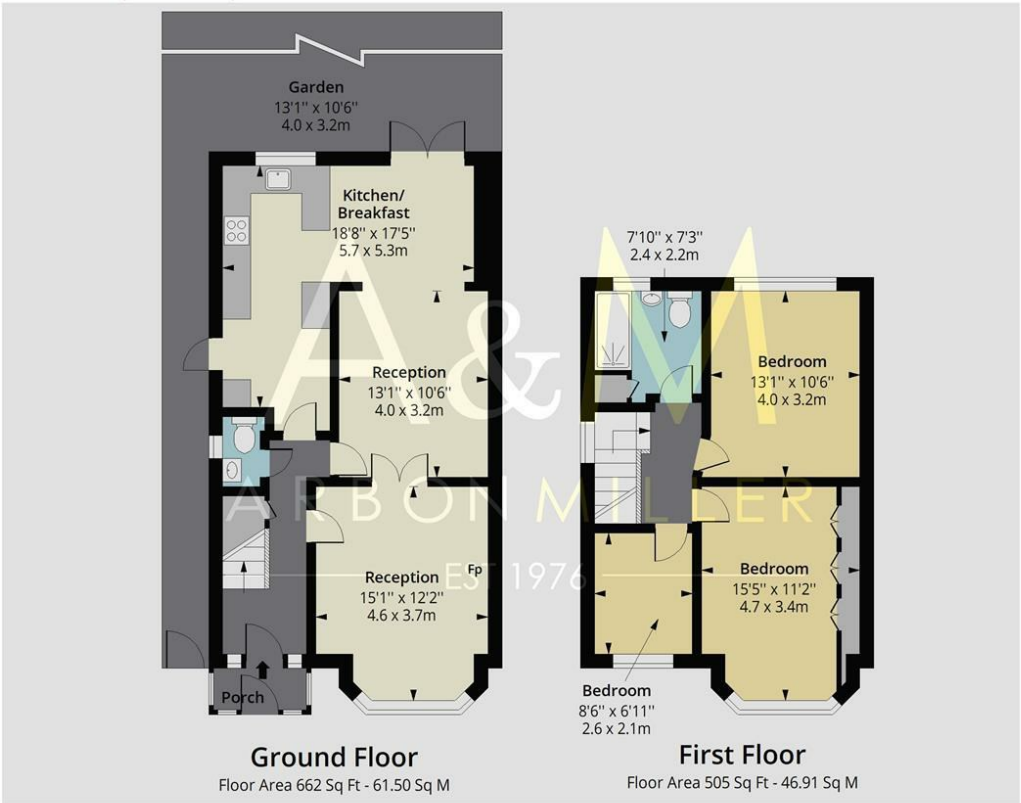
AGENTS NOTE

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.



Hatley Avenue IG6

Approx. Gross Internal Area 1167 Sq Ft - 108.41 Sq M
Approx. Gross Porch Area 19 Sq Ft - 1.71 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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: 17/7/2026



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