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44 Tanners Lane
Barkingside, Essex IG6 1QE
Price £435,000

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*** CHAIN FREE ***A rare and enchanting example of period living, this Grade II listed two-bedroom cottage occupies an enviable corner plot, wrapped by generous mature gardens that lend it a wonderful sense of privacy, space and presence. Brimming with the character and craftsmanship befitting its listed status, the home offers two elegant reception rooms and two well-proportioned double bedrooms, creating beautifully balanced accommodation that is as inviting as it is full of charm, while an allocated parking space brings a welcome note of everyday practicality seldom found in a residence of this age and character. Superbly positioned in the heart of Barkingside, the cottage lies within easy reach of Barkingside Underground station (Central line) for swift, direct access into the City and West End, with the vibrant high street and its array of shops, cafés, restaurants and everyday amenities just moments from the door, and the open green spaces of Fairlop Waters Country Park and the leisure and library facilities of Fullwell Cross close at hand. A truly special opportunity to acquire a one-of-a-kind period home in one of the area's most convenient and sought-after settings.

ENTRANCE LOBBY

Wooden entrance door, Georgina glazed partition with doors to

RECEPTION ROOM 11'6 x 10'2 (3.51m x 3.10m)

Two multi paned windows, feature cast iron fireplace with concrete hearth and marble surround, coved cornice, double radiator.

RECEPTION ROOM 13'9 x 11'6 (4.19m x 3.51m)

Stairs to first floor, multi paned window, double radiator, doorway to:

KITCHEN 11'6 x 7'10 (3.51m x 2.39m)

Wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, gas cooker point, plumbing for washing machine, wall mounted boiler, tiled walls, tiled floor, double radiator, multi paned window, wooden door with leaded light style glazed inserts leading to rear garden.

FIRST FLOOR LANDING

Two multi paned windows, doors to:

BEDROOM 11'10 x 10'2 (3.61m x 3.10m)

Two multi paned windows, double radiator, built-in shelving to chimney breast recess.

BEDROOM 13'1 x 11'6 (3.99m x 3.51m)

Multi paned windows, double radiator, fitted wardrobes to one wall with overhead storage.

BATHROOM 8'6 x 6'3 (2.59m x 1.91m)

Wood panel enclosed bath with mixer tap and built in linen trunk, pedestal wash hand basin, low level wc, part tiled walls, double radiator, extractor fan, access to loft with pull down ladder, door to airing cupboard.

REAR GARDEN

Paved rear garden, three storage sheds one with power and lighting, mature shrubs, side access, outside tap.

FRONT GARDEN

Mainly laid to lawn, the property also includes a section of mature shrubs which run alongside of the parking bays and Tanners Lane.

ALLOCATED PARKING SPACE

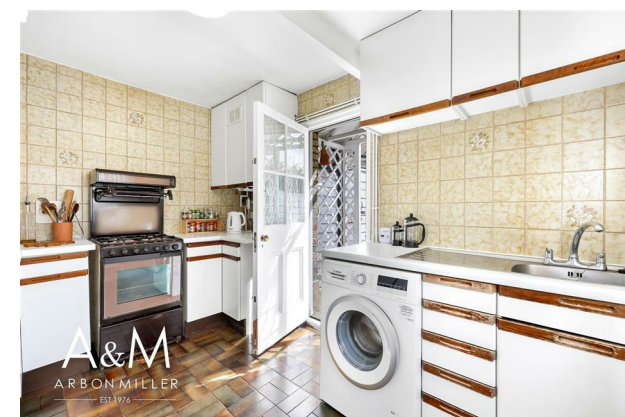
One allocated parking space in communal car park area.

COUNCIL TAX

London Borough of Redbridge - 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.



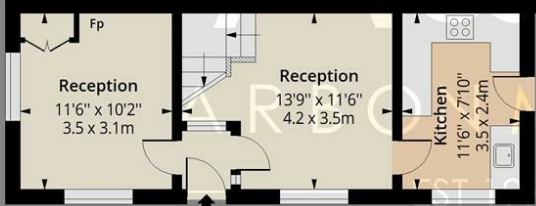
Tanners Lane, IG6

Approx. Gross Internal Area 790 Sq Ft - 73.39 Sq M
Approx. Gross Shed Area 115 Sq Ft - 10.68 Sq M



First Floor

Floor Area 395 Sq Ft - 36.70 Sq M

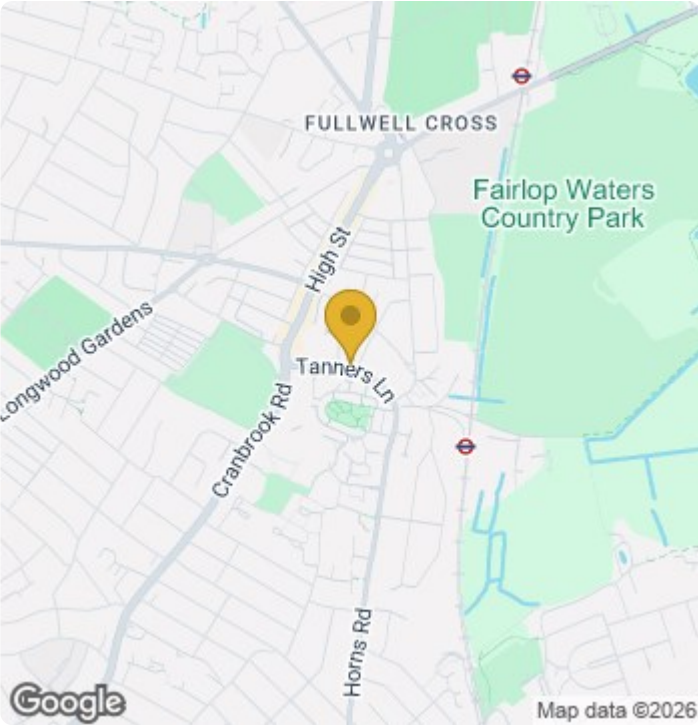


Ground Floor

Floor Area 395 Sq Ft - 36.70 Sq M

Shed
7'10" x 3'7"
2.4 x 1.1m

Shed
6'7" x 5'3"
2.0 x 1.6m



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



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: 6/8/2026

