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4 Greenleafe Drive  
Barkingside, Essex IG6 1LL  
Price guide £825,000



## 4 Greenleaf Drive, Barkingside, Essex IG6 1LL

\*\*\* Price Guide: £825,000 to £850,000 \*\*\* Situated in the popular "Leaf" development, this exceptional 1930s four-bedroom semi-detached family home offers spacious accommodation, timeless charm, and excellent potential for enhancement. Spanning approximately 1,729 sq ft, the property is beautifully presented and features a meticulously maintained rear garden. Step into a bright, welcoming entrance hall leading to a generous lounge (15'3" x 13') with a bay window and feature fireplace — perfect for relaxation. The formal dining room (14'9" x 13'9") has double doors into the kitchen and opens directly onto the garden, ideal for daily living and entertaining. The kitchen (15'3" x 12'4") offers ample storage and worktop space. A ground-floor WC is also accessed from the entrance hall for added convenience. Upstairs, you'll find four well-proportioned bedrooms, including a generous principal suite (15'5" x 13') with a stylish en-suite bathroom. Bedrooms two and three are comfortable doubles, while bedroom four suits use as a nursery, study, or guest room. A well-appointed family bathroom sits off a spacious landing, which also offers potential for a loft conversion (subject to planning consent). The rear garden is a true highlight — beautifully kept and thoughtfully designed for outdoor entertaining or relaxing with family. The property also benefits from an integral garage (15'4" x 8'2"), ideal for storage or conversion. Close to well-regarded schools, amenities, transport links, and Barkingside Recreational Park, this is a rare chance to acquire a spacious, well-maintained home in one of IG6's most desirable locations.

### ENTRANCE PORCH 7' x 3'3 max (2.13m x 0.99m max)

Leaded light style glazed sliding entrance door with fixed sidelight, wood strip flooring, part obscure glazed entrance door to:

### ENTRANCE HALL 17'9 x 7'4 to extremes (5.41m x 2.24m to extremes)

Feature coved cornice, picture rail, storage cupboard downstairs, door to:

### LOUNGE 15'3 into bay x 13' (4.65m into bay x 3.96m)

Seven light leaded light style double glazed bay with fanlights over, coved cornice, feature original leaded light window, feature fireplace surround with raised hearth and mantle, radiator, two wall light points.

### DINING ROOM 14'9 x 13'9 (4.50m x 4.19m )

Feature coved cornice, wood strip style flooring, wall light point, radiator, double glazed double doors to rear garden, multi glazed style double glazed window to flank.

### FEATURE EXTENDED KITCHEN 15'3 x 12'4 (4.65m x 3.76m)

Extensive range of base and wall units, working surfaces, cupboards and drawers, matching front to integrated dishwasher, fridge/freezer and washing machine, built-in Neff double oven, four ring Neff gas hob with canopy extractor fan over, part tiled walls, stainless steel sink bowl with mixer tap, two light double glazed window with fanlight over, spotlights to ceiling, wood strip style flooring, obscure double glazed window with fanlight over to flank, multi glazed style double glazed door with fixed sidelight leading to rear garden, glazed double intercommunicating doors leading to:

### CLOAKROOM 5'9 x 2'11 (1.75m x 0.89m)

Low level wc, corner vanity unit with wash hand basin, tiled splashback and mixer tap.

### FIRST FLOOR LANDING 8'9 x 8'6 (2.67m x 2.59m)

Access to loft space via pull down ladder, picture rail.

### PRINCIPLE BEDROOM 15'5 into bay x 13' (4.70m into bay x 3.96m)

Seven leaded light style double glazed bay with fanlights over, radiator, part mirror fronted feature fitted wardrobe cupboards to three walls, matching chest of drawers, dressing table and bedside tables, coved cornice, door to:

### FEATURE ENSUITE BATHROOM 8' x 7'4 (2.44m x 2.24m)

Panel enclosed bath with mixer tap, separate tiled shower enclosure with thermostatically controlled shower unit, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, three light leaded light style obscure glazed splay bay with fanlights over, upright heated towel rail, spotlights to ceiling, extractor fan, built-in airing cupboard housing hot water cylinder and immersion heater and overhead storage shelves.

### BEDROOM TWO 14'5 x 12' (4.39m x 3.66m)

Fitted wardrobes with overhead storage to one wall, matching dressing table and drawers, three light leaded light style double glazed window with fanlights over, radiator, coved cornice.

### BEDROOM THREE 15'5 x 9' (4.70m x 2.74m)

Fitted wardrobe cupboards, matching bookcase with cupboards and drawers below, two light double glazed window with fanlight over, radiator, coved cornice.

### BEDROOM FOUR 9'5 x 9'5 (2.87m x 2.87m)

Currently used as home office/study. Built-in wardrobe cupboard with overhead storage, radiator.

### FEATURE BATHROOM 8'3 x 7'8 (2.51m x 2.34m)

Panel enclosed bath with mixer tap, separate thermostatically controlled shower unit with glazed side screen, pedestal wash hand basin with mixer tap, low level wc, radiator, tiled walls, tiled floor, built-in vanity cupboard, spotlights to ceiling, two obscure double glazed windows with fanlights over, extractor fan, upright heated towel rail.

### REAR GARDEN

Meticulously maintained established rear garden with an abundance of trees, shrubs and flowers, paved patio area, shed at rear, outside tap, remainder mainly laid to lawn.

### INTEGRAL GARAGE 15'4 x 8'2 (4.67m x 2.49m)

Up and over door. Power and lighting.

### FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES. Raised shrub border.

### COUNCIL TAX

London Borough of Redbridge - Band F

### 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.



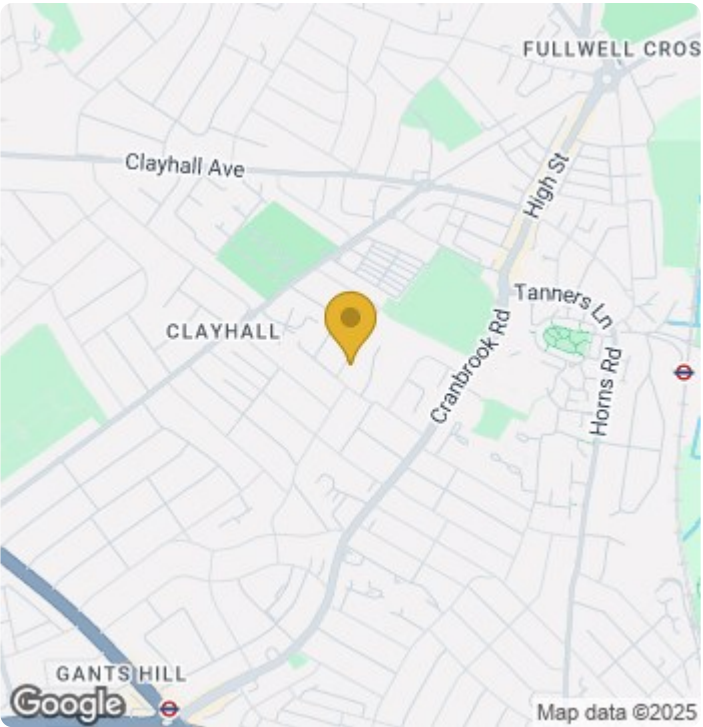
# Greenleafe Drive, IG6

Approx. Gross Internal Area 1729 Sq Ft - 160.62 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: 11/6/2025



## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>82</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>61</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



