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EST 1976



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1 Forest Road  
Barking, Essex IG6 3HA  
Price £950,000

## 1 Forest Road, Barkingside, Essex IG6 3HA

Arbon & Miller Welcome you to Forest Road - This stunning semi-detached house on Forest Road, Barkingside! This property boasts 3 reception rooms, 5 bedrooms, and 3 bathrooms, providing ample space for comfortable living. One of the standout features of this home is the swimming pool, perfect for relaxing on sunny days or for hosting fun pool parties with friends and family. The large plot offers plenty of outdoor space for gardening, playing, or simply enjoying the fresh air. Convenience is key with parking available for multiple vehicles, making trips out or hosting guests a breeze. The property's location is ideal, within walking distance to the station, ensuring easy access to transportation links for commuting or exploring the city. For nature lovers, Fairlop Waters is nearby, offering a picturesque escape for leisurely walks or outdoor activities. The property's imposing presence adds to its charm and character, making it a truly desirable place to call home. Don't miss out on the opportunity to own this impressive property in a sought-after location. Contact us today to arrange a viewing and make this house your new dream home!

### ENTRANCE PORCH 6'2 x 3'8 (1.88m x 1.12m)

UPVC double glazed leaded light style entrance door with intercom, storage cupboard, double glazed door with sidelight leading to:

### ENTRANCE HALL 23'5 x 6'2 (7.14m x 1.88m)

Stairs to first floor, door to communication cupboard housing fuse box, internet connections, CCTV. Control panel for intercom system, alarm panel. Wood strip flooring, wall mounted vertical radiator, doors to:

### FAMILY ROOM 16'6 into bay x 11'8 (5.03m into bay x 3.56m)

Four light leaded light style double glazed bay with leaded light style fanlights over, wood strip flooring, two wall mounted vertical radiators, inset spotlights to ceiling.

### PLAY ROOM/OFFICE 11' x 8'4 (3.35m x 2.54m)

Radiator.

### LOUNGE 18'9 x 14'5 (5.72m x 4.39m)

Wood strip flooring, two vertical wall mounted radiators, inset spotlights to ceiling, open to:

### CONSERVATORY 10'7 x 8'5 to extremes (3.23m x 2.57m to extremes)

Multiple double glazed windows with opening fanlights, double glazed door to rear garden, two wall light points, wood strip flooring, door to:

### KITCHEN 18'2 x 10'7 (5.54m x 3.23m)

Range of wall and base units, working surfaces, cupboards and drawers, integrated dishwasher and washing machine, one and half bowl stainless steel sink top unit with mixer tap, recess for American style fridge/freezer, glass splashbacks, recess for range oven with extractor hood over, inset spotlights to ceiling, tiled floor, double radiator, two light double glazed leaded light style window, UPVC leaded light style double glazed door to rear garden, door to:

### INNER LOBBY

Inset spotlights to ceiling, wood strip flooring, door to:

### UTILITY ROOM 6'8 x 5'1 (2.03m x 1.55m)

Wood strip flooring, controls for Zoned heating system, plumbing for washing machine, water softener, inset spotlights to ceiling.

### DINING ROOM 18'3 x 10'9 (5.56m x 3.28m)

Three light leaded light style double glazed oriel bay, two double radiators, inset spotlights to ceiling, wooden flooring.

### SHOWER ROOM 8'5 x 2'5 (2.57m x 0.74m)

Glazed shower cubicle with hand held shower attachment and rainforest shower head over, inset shelving units, vanity unit with wash hand basin and mixer tap, close couple wc, tiled walls, tiled floor, extractor fan, inset spotlights to ceiling.

### FIRST FLOOR LANDING

Glass balustrades, double radiator, access to loft, intercom control panel, doors to:

### BEDROOM ONE 17' x 10'9 (5.18m x 3.28m)

Three light leaded light style double glazed window with leaded light style fanlights over, fitted wardrobes to one wall with high level storage, double radiator, two wall light points, steps leading to:

### ENSUITE SHOWER ROOM 8'3 x 5'9 (2.51m x 1.75m)

Double walk-in shower units with glazed surround, mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, part tiled walls, double glazed leaded light style window with leaded light fanlights over, coved cornice, inset spotlights to ceiling.

### BEDROOM TWO 14'9 into bay x 12'3 (4.50m into bay x 3.73m)

Four light leaded light style double glazed bay with leaded light style fanlights over, vertical double radiator, fitted wardrobes to one wall.

### BEDROOM THREE 16'4 x 9'8 (4.98m x 2.95m)

Two double glazed two light leaded light style double glazed windows with fanlights over, two double radiators, fitted wardrobes to one wall.

### BEDROOM FOUR 10'5 x 10'4 (3.18m x 3.15m)

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

### BEDROOM FIVE 14'5 x 7'7 (4.39m x 2.31m)

Two light double glazed leaded light style window, double radiator, fitted wardrobes.

### FAMILY BATHROOM 9'9 x 7'2 (2.97m x 2.18m)

Panel enclosed Jacuzzi bath with mixer tap and electric shower over, vanity wash hand basin with mixer tap and tiled splashback, low level wc, part tiled walls, tiled floor, heated towel rail, storage cupboard, inset spotlights to ceiling, obscure leaded light style double glazed fanlight, inset spotlights to ceiling.

### REAR GARDEN approx 85ft (approx 25.91mft)

Paved patio area, lawn area, pathway leading to rear patio area. Swimming Pool (in need of attention). Outside lights, outside tap. STORAGE ROOM housing plumbing and controls for swimming pool, power and lighting.

### FRONT GARDEN

Providing OFF STREET PARKING for multiple vehicles. Outside tap.

### COUNCIL TAX

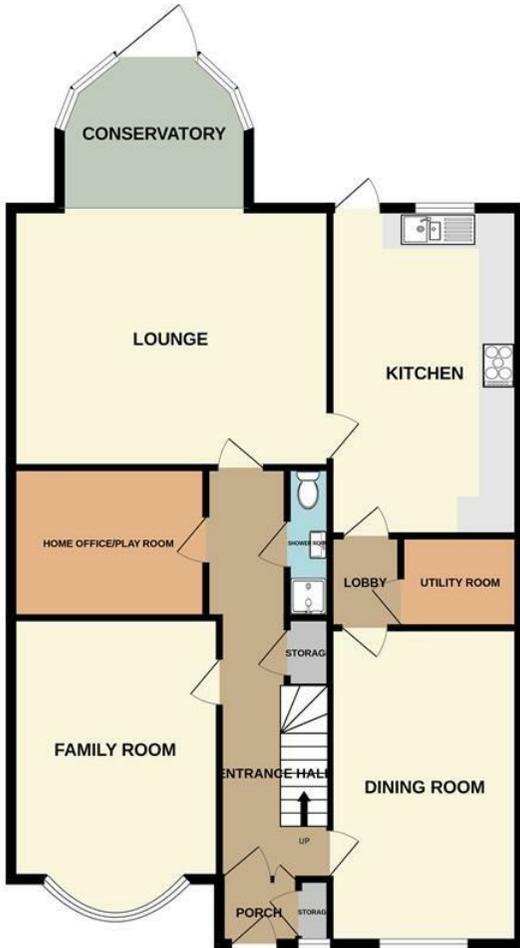
London Borough of Redbridge - Band F

### 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.



GROUND FLOOR  
1208 sq.ft. (112.2 sq.m.) approx.

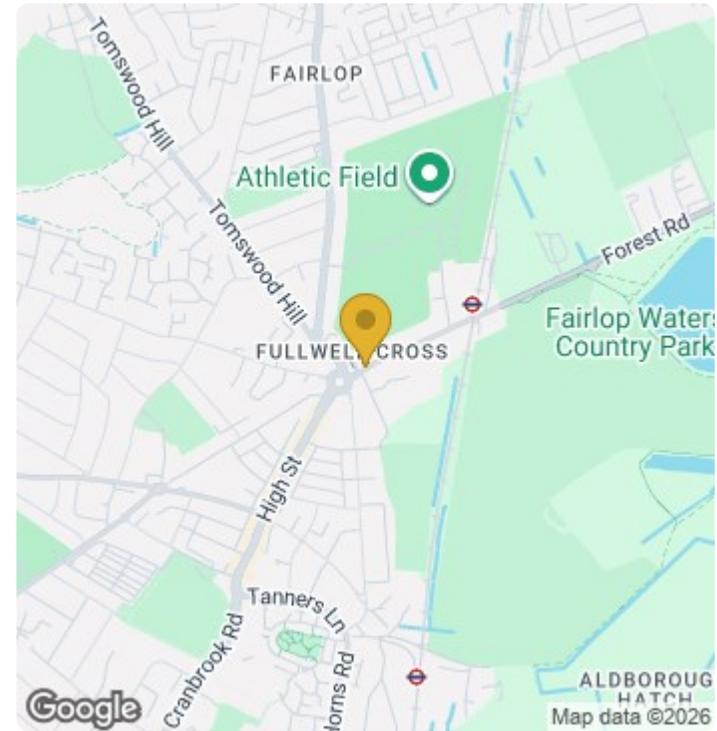


1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</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	



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