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9 Emsworth Road
Barkingside, Essex IG6 2EL
Price guide £525,000

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PRICE GUIDE £525,000 - £535,000 - Arbon & Miller are delighted to offer this beautifully presented, extended semi-detached bungalow, arranged as a versatile two/three bedroom home and well maintained throughout, benefitting from a shared driveway leading to a garage at the rear and offering generous, flexible accommodation ideal for a range of buyers. Superbly placed for everyday convenience, the property is within easy reach of the shops, supermarkets and amenities of Barkingside High Street and Fullwell Cross, as well as the open green space and leisure facilities of Fairlop Waters Country Park, while families will appreciate the proximity to highly regarded local schooling including Ilford County High School and Clore Tikva Primary School. For commuters, both Barkingside and Fairlop Central Line stations are within easy reach, offering direct links into the City and West End, making this an excellent opportunity not to be missed — an early internal inspection is highly recommended.

ENTRANCE HALL

Entrance door with leaded light style inserts and obscure glazed fanlight over, double radiator, dado rail, storage cupboard, doors to:

BEDROOM ONE 13'9 x 11'10 (4.19m x 3.61m)

Five light double glazed bay with fanlights over, fitted wardrobes to one wall, coved cornice, obscure glazed window to flank, radiator.

BEDROOM TWO 14'9 x 7'10 (4.50m x 2.39m)

Three light double glazed oriel bay with fanlights over, part wood panelled walls, coved cornice, laminated wood strip flooring, radiator.

BATHROOM 8'6 x 7'10 (2.59m x 2.39m)

Freestanding claw foot bath, separate shower cubicle, pedestal wash hand basin, high level wc, tiled walls, tiled floor, heated towel rail, obscure double glazed window with fanlight over, inset spotlights to ceiling, extractor fan.

UTILITY ROOM

Fitted cupboards, working surface, plumbing for washing machine, boiler, obscure two light double glazed window.

RECEPTION ROOM 23'11 x 12'2 (7.29m x 3.71m)

Feature cast iron fireplace with wooden surround, tiled insert and tiled hearth, laminated wood strip flooring, double doors with fixed sidelights leading to rear, double radiator.

DINING AREA 12'2 x 10'2 (3.71m x 3.10m)

Two light double glazed window, dado rail, coved cornice, tiled floor, double radiator, open to:

KITCHEN 12'2 x 9'2 (3.71m x 2.79m)

range of wall and base units, working surfaces, cupboards and drawers, four burner hob with extractor fan over, eye level double oven, part tiled walls, tiled floor, recess for fridge/freezer, plumbing for dishwasher, two light double glazed window to rear, double glazed door to rear, inset spotlights to ceiling.

REAR GARDEN

Approx 45' rear garden, paved patio area, paved pathway leading to garage, outside light, lawn area, mature trees and shrubs.

DETACHED GARAGE 18'8 x 13'1 (5.69m x 3.99m)

Pedestrian entrance door with double glazed inserts, two light leaded light style double glazed window with fanlight over.

FRONT GARDEN

Paved front garden with mature shrub, own driveway via double gates leading to DETACHED GARAGE.

COUNCIL TAX

London Borough of Redbridge - Band E

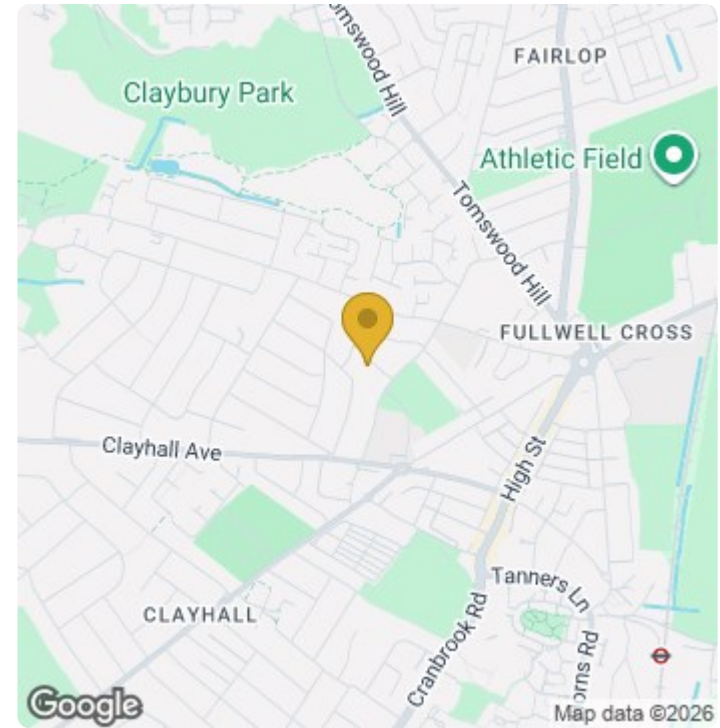
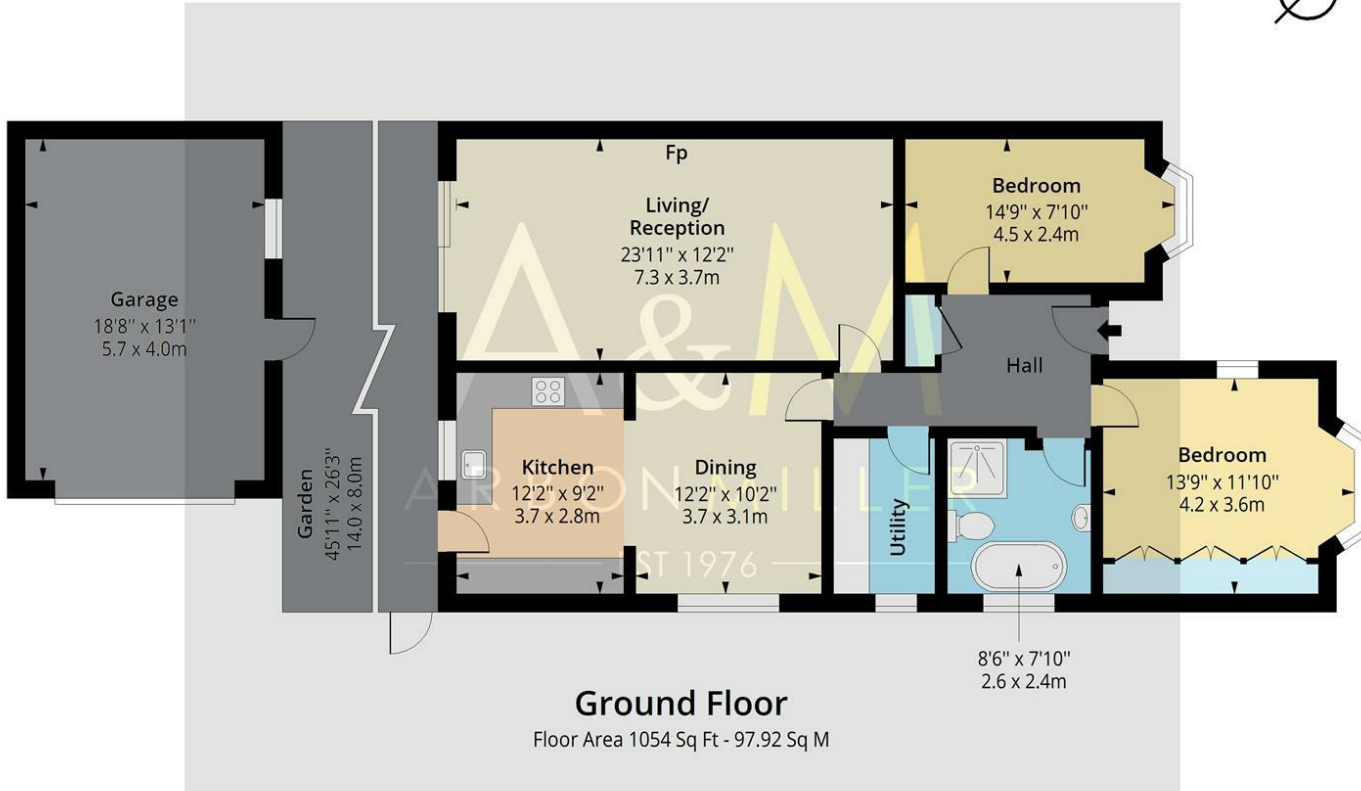
AGENTS NOTE

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.



Emsworth Road IG6

Approx. Gross Internal Area 1054 Sq Ft - 97.92 Sq M
 Approx. Gross Garage Area 245 Sq Ft - 22.76 Sq M



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: 20/6/2026

