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4 Fencepiece Road
Barkingside, Essex IG6 2JX
Offers in excess of £750,000

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Offered to the market CHAIN FREE, this substantial four double bedroom end-of-terrace family home occupies a sought-after position on Fencepiece Road and provides generous accommodation throughout. The property benefits from large kitchen diner, reception room, two bathrooms, a spacious double-length garage, a private driveway with parking for up to three vehicles, and an impressive 70ft rear garden, ideal for families and entertaining alike. Further potential for development (Subject to Planning). Perfectly located within easy reach of Barkingside High Street's excellent selection of shops, restaurants and amenities, the home also enjoys convenient access to Fairlop Underground Station (Central Line) and a choice of highly regarded local schools, making it an exceptional opportunity for families and commuters seeking both space and convenience.

ENTRANCE PORCH

UPVC double glazed entrance door with leaded light style insert, fixed sidelights and fanlights. tiled floor, wooden door with obscure leaded light style insert and fixed sidelights leading to:

ENTRANCE HALL

Stairs to first floor, obscure leaded light style double glazed window to flank, double radiator, wood strip flooring, understairs storage cupboard, door to:

RECEPTION ROOM 14'5 x 12'10 (4.39m x 3.91m)

Five light leaded light style double glazed bay with leaded light style fanlights over, double radiator, feature fireplace surround and tiled hearth, coved cornice, wood strip flooring.

KITCHEN DINER 19' x 15'5 (5.79m x 4.70m)

Range of wall and base units, working surfaces, cupboards and drawers, seven burner range oven with extractor hood over, stainless steel sink top unit with mixer tap, part tiled floor, tiled splashbacks, leaded light style double glazed window with leaded light style fanlight over, breakfast bar area, open to: Dining Area Wood strip style flooring, double radiator, two wall light points, coved cornice, double doors with leaded light style insert, fixed fanlight and sidelights leading to rear garden.

FIRST FLOOR EXTENDED LANDING

Stairs to second floor. Doors to:

BEDROOM ONE 14'5 x 11'10 (4.39m x 3.61m)

Seven light leaded light style double glazed bay with leaded light style fanlights over, double radiator.

BEDROOM TWO 15'5 x 11'10 (4.70m x 3.61m)

Five light leaded light style double glazed bay with leaded light style fanlights over, double radiator.

BEDROOM THREE 18'1 x 8'6 (5.51m x 2.59m)

Three light leaded light style double glazed oriel bay with leaded light style fanlights over, fitted wardrobes, high level storage and matching chest of drawers, double radiator, coved cornice, door to:

ENSUITE WET ROOM 8'6 x 7'7 (2.59m x 2.31m)

Double walk-in shower with mixer tap, shower attachment and rainforest shower head over, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, extractor fan, spotlights to ceiling, three light leaded light style double glazed oriel bay window with leaded light style fanlights over.

FAMILY BATHROOM 8'2 x 8'2 (2.49m x 2.49m)

Panel enclosed Jacuzzi bath with mixer tap, shower attachment and glazed side screen, pedestal wash hand basin with mixer tap, low level wc, double radiator, tiled walls, obscure leaded light style double glazed window with leaded light style fanlight over, further obscure leaded light style window.

SECOND FLOOR

Eaves storage. Door to:

BEDROOM FOUR/LOFT ROOM 17'9 x 12'10 (5.41m x 3.91m)

Two double glazed skylight windows, eaves storage, electric radiator.

REAR GARDEN

Approx 70ft - Large patio area, lawn area, outside light, outside tap, security cameras obscure glazed UPVC door to garage.

INTEGRAL DOUBLE GARAGE 32'6 x 16'1 to extremes (9.91m x 4.90m to extremes)

Electric roller shutter, double radiator, electric car charging point, plumbing for washing machine, wall mounted worcester boiler. WC and wash hand basin, five wall light points, coved cornice, double glazed bi folding doors with fitted internal blinds.

FRONT GARDEN

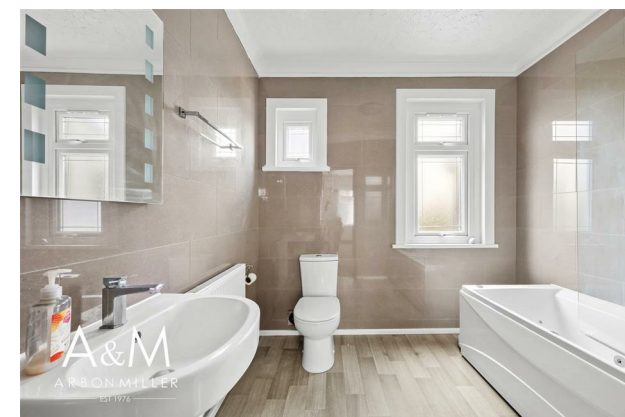
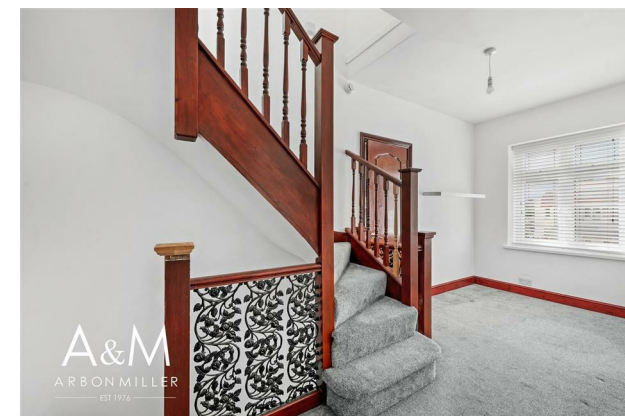
Paved front garden providing OFF STREET PARKING for 3 vehicles. Own drive leading to garage.

COUNCIL TAX

London Borough of Redbridge - Band E

AGENTS NOTE

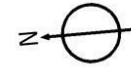
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



Fencepiece Road IG6

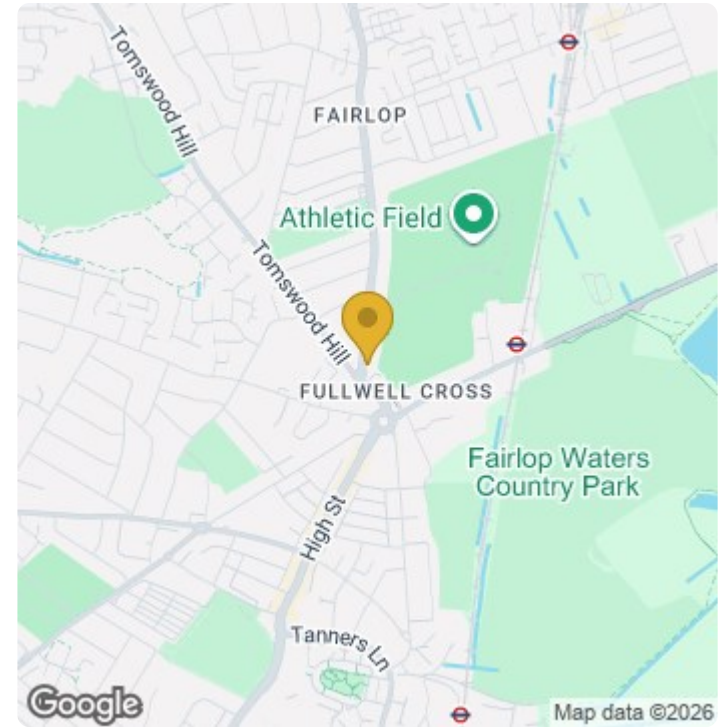
Approx. Gross Internal Area 1896 Sq Ft - 176.14 Sq M

Approx. Gross Eaves Storage Area 122 Sq Ft - 11.33 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: 5/6/2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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	



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