

20 Geariesville Gardens, Barkingside, Essex IG6 1JH

*** Guide Price £600,000 - £650,000 *** Nestled in Geariesville Gardens, Barkingside, this delightful semi-detached bungalow full of character presents a wonderful opportunity for both first-time buyers and those looking to downsize. Having been cherished by the same owner for over 40 years, this property boasts a wealth of character and warmth with many original features, making it a truly inviting home. The bungalow features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. With three double bedrooms, there is ample space for relaxation and rest. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is its excellent potential for further development, allowing you to tailor the space to your personal taste and requirements. Situated in the desirable "Ville" Estate, residents can enjoy a peaceful neighbourhood while being close to local amenities and transport links. Additionally, the property benefits from off-street parking and a garage, providing practical solutions for your vehicle and storage needs. This bungalow is not just a house; it is a home filled with memories and possibilities. Whether you are looking to make it your own or invest in a property with great potential, this charming bungalow in Barkingside is certainly worth considering.

ENTRANCE PORCH 7'3 x 5'4 to extremes (2.21m x 1.63m to extremes)

Double doors with fixed sidelights, wooden multi paned obscure glazed door to:

ENTRANCE HALL

Radiator, coved cornice, dado rail, open tread staircase leading to loft room, doors to:

EXTENDED LIVING/DINING ROOM 22'1 x 9'4 (6.73m x 2.84m)

Two light window with coloured leaded light fanlights, fireplace surround with stone hearth, two double radiators, six wall light points, coved cornice, ceiling rose, spotlights to ceiling, leaded light style double glazed sliding patio door with fixed sidelight.

EXTENDED KITCHEN 18'6 x 8'5 (5.64m x 2.57m)

Range of wall and base units, working surfaces, cupboards and drawers, electric oven with four burner gas hob and extractor fan over, plumbing for washing machine, recess for fridge and freezer, one and half bowl stainless steel sink top unit with mixer tap, part tiled walls, double radiator, coved cornice, three light leaded light style double glazed with fanlights over, wooden door with leaded light style inserts leading to conservatory.

CONSERVATORY 12'9 x 8'2 (3.89m x 2.49m)

Double glazed double doors, further double glazed double doors, various double glazed windows, tiled floor, pedestrian door to garage.

BEDROOM ONE (CURRENTLY LOUNGE) 14'9 into bay x 15'5 (4.50m into bay x 4.70m)

Five light bay with original coloured leaded light fanlights, two double radiators, original marble fireplace surround with gas fire, picture rail, coved cornice.

BEDROOM TWO 14'9 into bay x 13'9 (4.50m into bay x 4.19m)

Five light bay with original coloured leaded light fanlights, double radiator, coved cornice, three wall light points, fitted wardrobes to one wall.

EXTENDED BEDROOM THREE 21'8 x 9'8 (6.60m x 2.95m)

Three light leaded light style double glazed window with fanlights over, double radiator, further radiator, spotlights to ceiling, coved cornice.

BATHROOM 14'1 x 5 (4.29m x 1.52m)

Panel enclosed bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with mixer tap, part tiled walls, dado rail, coved cornice, double radiator, tiled floor, underfloor heating, obscure leaded light style double glazed window with fanlights over.

LOFT ROOM 26'1 x 9'9 (7.95m x 2.97m)

Three light leaded light style double glazed window with fanlights over, double radiator, further radiator, picture rail, door to:

ENSUITE SHOWER ROOM 7'9 x 5'2 (2.36m x 1.57m)

Glazed shower cubicle with electric power shower, part tiled walls, pedestal wash hand basin, low level wc, heated towel rail, spotlights to ceiling, extractor fan, panelled walls, eaves storage area housing combi boiler.

REAR GARDEN

Patio area, outside tap, outside light, fishpond, mature trees including one of the original Barkingside Oak Trees (TPO on same) and shrubs, patio area at rear.

GARAGE

Wooden double doors, lighting.

FRONT GARDEN

Paved front garden providing MULTIPLE OFF STREET PARKING SPACES.

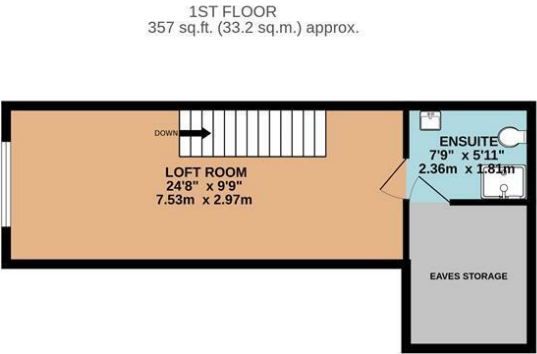
COUNCIL TAX

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.

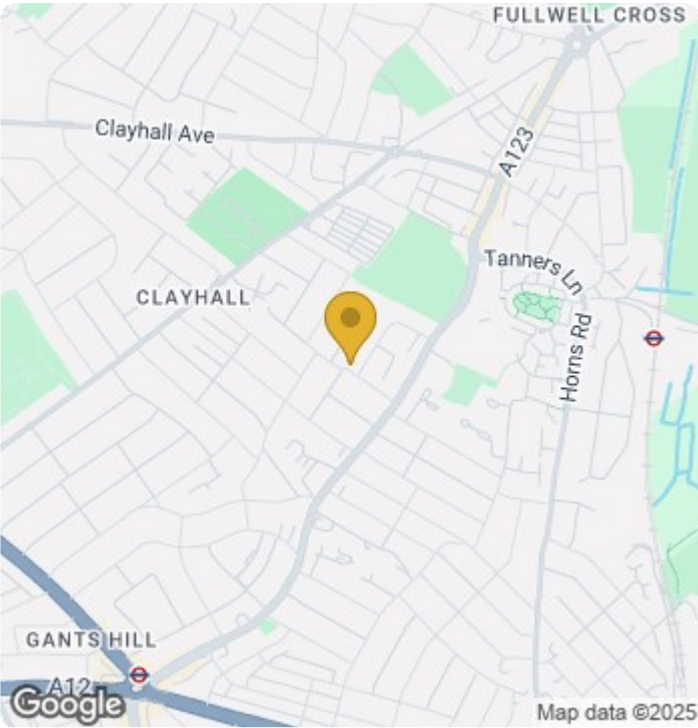




TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

