



A&M

ARBON MILLER

EST 1976

5 Marlowe Close
Barkingside, Essex IG6 2LP
Price guide £300,000

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PRICE GUIDE £300,000 - £315,000. Offered to the market chain free, this well-presented one-bedroom bungalow is ideally situated within a quiet residential development in the heart of Barkingside. The property features a spacious double bedroom, a fitted kitchen, a modern shower room, and a bright living area, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Residents also benefit from attractive communal gardens and a peaceful setting, whilst remaining within easy reach of Barkingside High Street with its excellent selection of shops, cafés, restaurants, and local amenities. Fairlop Central Line Station is conveniently located nearby, providing direct access into the City and West End, whilst a number of highly regarded local schools are also within close proximity. An early viewing is highly recommended to appreciate both the accommodation and superb location on offer.

ENTRANCE HALL

Entrance door with leaded light style double glazed insert.

BEDROOM 13'5 x 11'6 (4.09m x 3.51m)

Three light double glazed window with fanlight over, radiator. built-in wardrobe cupboard with mirror fronted sliding doors.

SHOWER ROOM 10'2 x 6'7 (3.10m x 2.01m)

Walk in shower cubicle with mixer tap, shower attachment and rainforest shower head over, part tiled walls, pedestal wash hand basin with mixer tap, close coupled wc, two light obscure double glazed window.

LOUNGE 15'1 x 10'10 (4.60m x 3.30m)

Three light double glazed window with fanlights over and coloured leaded light style inserts, radiator, obscure glazed feature to one wall, multi paned double doors leading to:

KITCHEN 16'9 x 6'7 (5.11m x 2.01m)

Range of wall and base units working surfaces, cupboards and drawers,

stainless steel sink top with mixer tap, built-in oven, inset hob with extractor fan above, tiled splashback, plumbing for washing machine, recess for fridge/freezer, laminated wood strip flooring, double glazed door with fixed sidelights leading to paved terrace.

EXTERIOR

Paved terrace area.

FRONT GARDEN

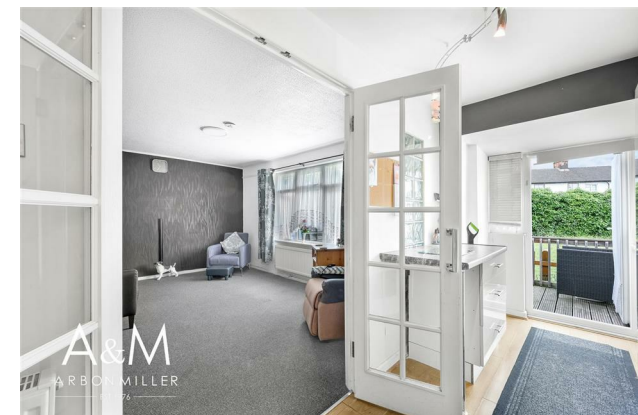
Lawn, mature shrubs.

COUNCIL TAX

London Borough of Redbridge - Band C

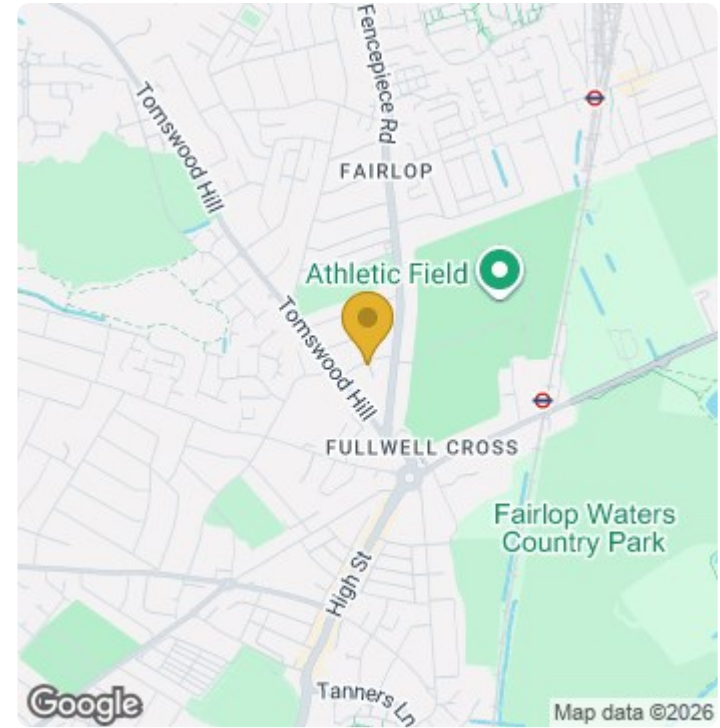
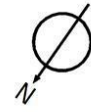
AGENTS NOTE

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.



Marlowe Close IG6

Approx. Gross Internal Area 572 Sq Ft - 53.14 Sq M
 Approx. Gross Patio Area 163 Sq Ft - 15.14 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: 4/6/2026



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