



38 Heybridge Drive, Barkingside, Essex IG6 1PE

PRICE GUIDE *** £525,000 - £550,000 *** We are pleased to offer this extended two-bedroom semi-detached bungalow with the benefit of an attached garage, ideally located just a few minutes' walk from Barkingside Central Line Station. Positioned on a prime residential turning directly off Craven Gardens, this property offers both comfort and exciting potential for further development. The property comprises two well-proportioned double bedrooms, an open-plan through lounge/reception room, a conservatory, and a spacious extended kitchen/diner. While the attached garage presents further development opportunities, subject to the usual planning consents.

Conveniently located close to Barkingside High Street, residents will enjoy easy access to a wide range of local amenities including restaurants, cafés, supermarkets, and shops. Externally, the property benefits from a private rear garden and off-street parking to the front. Offered chain-free, this is a fantastic opportunity for buyers looking for a home with potential to improve, extend or reconfigure to suit their needs.

ENTRANCE PORCH 7'7 x 4' to extremes (2.31m x 1.22m to extremes)

Double glazed UPVC leaded light style door with fixed sidelights and fanlights over, wood strip flooring, wood panelled walls, wooden entrance door with obscure coloured leaded light style insert and obscure glazed fixed side and fanlights.

ENTRANCE HALL 20'6 x 5' (6.25m x 1.52m)

Radiator, coved cornice, access to loft, storage cupboard, doors to:

THROUGH LOUNGE 24'6 into bay x 10'9 (7.47m into bay x 3.28m)

Five light leaded light style double glazed bay, radiator, further double radiator, coved cornice, multi paned double doors with fixed fanlight leading to:

KITCHEN/DINER 17'8 x 16'6 to extremes (5.38m x 5.03m to extremes)

Range of wall and base units, Granite working surfaces, cupboards and drawers, butler sink with mixer tap, eye level double oven, plumbing for dishwasher and washing machine, four ring electric hob with extractor fan over, wood strip flooring, obscure leaded light style double

glazed window with fanlight over, further leaded light style double glazed window with fanlight over, two double radiators.

CONSERVATORY 11'4 x 10'2 (3.45m x 3.10m)

Four light double glazed window with fanlights over, wood strip flooring, vertical wall mounted radiator, door to:

BEDROOM ONE 13'2 into bay x 10'9 (4.01m into bay x 3.28m)

Six light leaded light style double glazed bay with fanlights over, coved cornice, double radiator.

BEDROOM TWO 10'9 x 7'9 (3.28m x 2.36m)

Two light double glazed window with fanlights over, double radiator, coved cornice.

SHOWER ROOM 7'5 x 6'3 (2.26m x 1.91m)

Double walk-in shower cubicle with mixer tap, shower attachment and rainforest shower head, glazed shower screen, pedestal wash hand basin, low level wc, heated towel rail, tiled walls, tiled floor, obscure two light window with fanlight over.

REAR GARDEN

Paved patio area, remainder laid to lawn, mature trees and shrubs, outside light, CCTV, outside tap, pedestrian rear access.

FRONT GARDEN

Paved front garden with mature tree and shrub border. Own drive leading to:

ATTACHED GARAGE 14'3 x 7'8 (4.34m x 2.34m)

Up and over door, power and lighting.

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.



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details are not guaranteed 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		85
(81-91) B		70
(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		

