

44 Cumberland Close
Barkingside, Esssex IG6 2PA
Offers in the region of £425,000

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44 Cumberland Close, Barkingside, Esssex IG6 2PA

CHAIN FREE, this two double bedroom terraced house sits in a quiet cul-de-sac between Fairlop and Barkingside. The ground floor has a reception room, a kitchen, and a former garage that has been converted into an additional reception room with en-suite shower, ideal as a home office, playroom or hobby space. Upstairs are two well-proportioned double bedrooms, and outside is a low maintenance rear garden. Fairlop and Barkingside Central line stations are both within easy reach, giving direct links to Stratford and the City. Barkingside High Street offers a wide choice of shops, supermarkets, cafés and restaurants. Families are well placed for local schools, including Fairlop Primary and Fullwood Primary, and Fairlop Waters Country Park and Hainault Forest are close by for weekends outdoors. An ideal first purchase, downsize or investment. Early viewing is recommended.

ENTRANCE HALL
Composite entrance door with obscure leaded light style inserts and leaded light style fixed sidelight. double glazed leaded light style window, stairs to first floor, double radiator, storage cupboard.

Home Office/Reception Room 14'1 x 8'2 (4.29m x 2.49m)
Original Garage. Skylight window, radiator, coved cornice, door to:

SHOWER ROOM 8'2 x 2'7 (2.49m x 0.79m)
Fully tiled shower cubicle with shower attachment and glazed doors, wall mounted wash hand basin with tiled splashback, low level wc.

LOUNGE 18'1 x 10'2 (5.51m x 3.10m)
Coved cornice, double radiator, sliding patio door with fixed sidelight leading to rear garden, door to:

KITCHEN 9'10 x 7'7 (3.00m x 2.31m)
Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with four ring gas hob and extractor fan above, one and half bowl sink top unit with mixer tap, plumbing for washing machine, recess for fridge/freezer, tiled splashback, wall mounted boiler, two light double glazed window.

FIRST FLOOR LANDING
Access to loft, doors to:

BEDROOM ONE 18'1 x 9'10 (5.51m x 3.00m)
Fitted wardrobes to one wall, radiator, three light double glazed window, built-in storage cupboard.

BEDROOM TWO 11'2 x 8'6 (3.40m x 2.59m)
Built-in wardrobe cupboards, radiator, two light double glazed window.

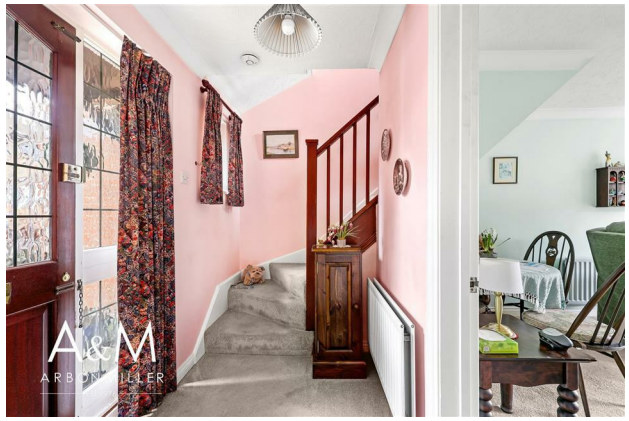
BATHROOM 6'7 x 5'7 (2.01m x 1.70m)
Panel enclosed bath with mixer tap, low level wc, pedestal wash hand basin, fully tiled walls, radiator, obscure two light double glazed window.

REAR GARDEN
Patio area, outside light, outside tap, remainder laid to lawn, wooden shed, gated rear access.

FRONT GARDEN
Paved front garden. Parking Space.

COUNCIL TAX
London Borough of Redbridge - Band D

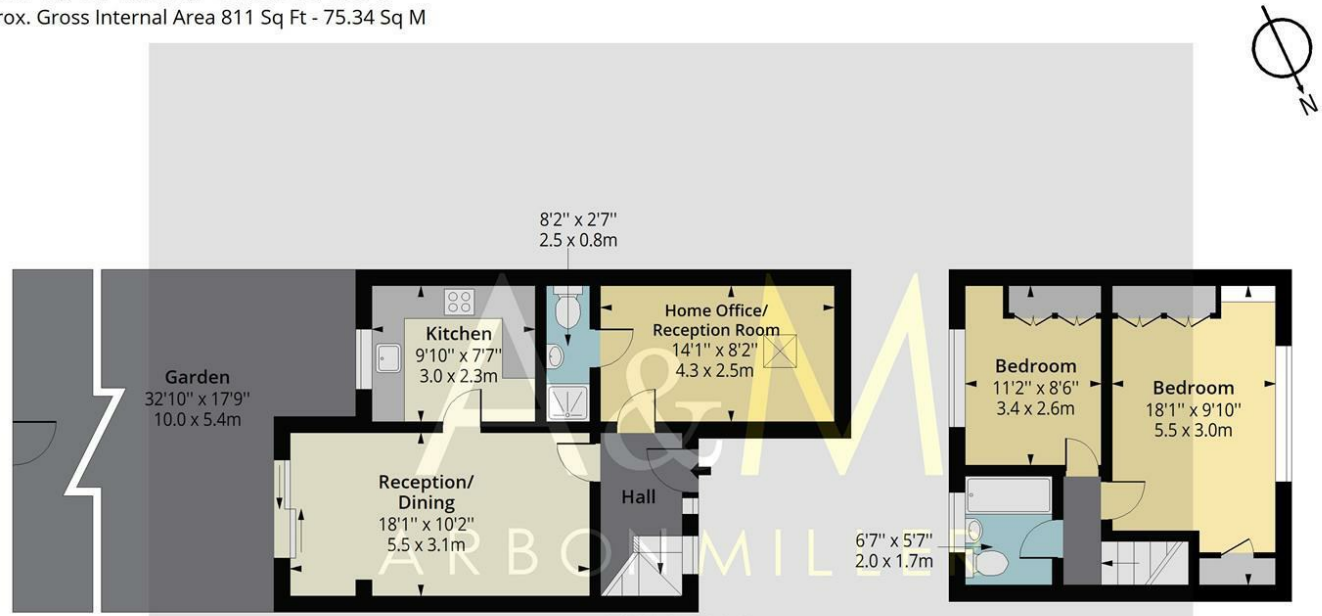
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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.





Cumberland Close IG6

Approx. Gross Internal Area 811 Sq Ft - 75.34 Sq M



Ground Floor

Floor Area 474 Sq Ft - 44.03 Sq M

First Floor

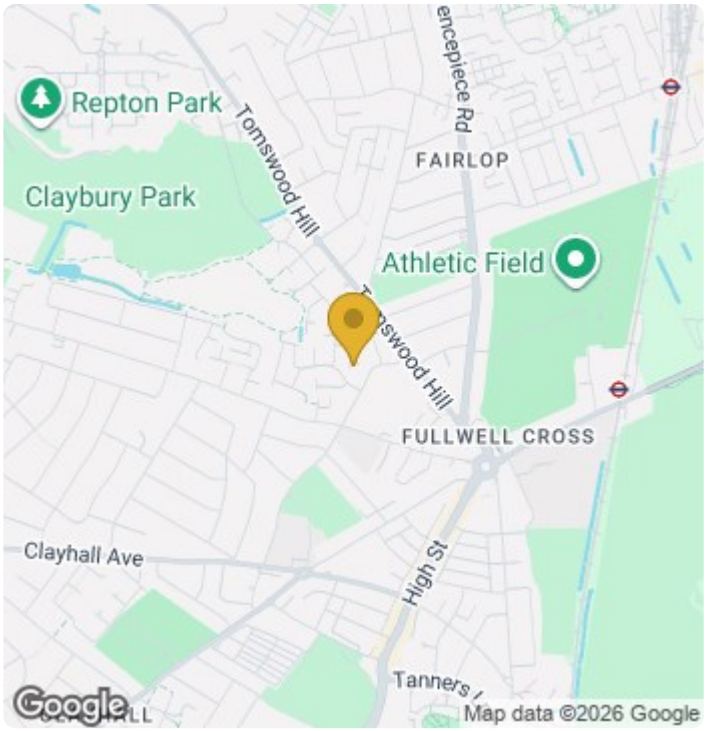
Floor Area 337 Sq Ft - 31.31 Sq M

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RICS Certified Property Measurer

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: 20/10/2026



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	


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