

A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976

5 Beddington Road
Goodmayes, Essex IG3 8PD
Price guide £575,000

5 Beddington Road, Goodmayes, Essex IG3 8PD

PRICE GUIDE £575,000 - £600,000 - ** CHAIN FREE ** An exceptional opportunity to acquire this extended three-bedroom semi-detached family home, ideally positioned on the sought-after Beddington Road, IG3. Offering generous living accommodation throughout, the property benefits from a well-planned rear extension, creating versatile space perfectly suited for modern family living and entertaining. Externally, the home boasts a shared driveway with valuable off-street parking. The location is a key highlight, with the open green spaces of Seven Kings Park just a short distance away, alongside a selection of well-regarded local schools. Excellent transport connections are also within easy reach, including nearby train stations providing convenient access into Central London, making this an ideal choice for both families and commuters alike.

ENTRANCE HALL

Obscure UPVC double glazed entrance door with obscure double glazed fixed sidelight and fanlight over, stairs first floor, understairs storage cupboard, double radiator, wood strip flooring, coved cornice, doors to:

RECEPTION ONE 16'1 into bay x 13'5 (4.90m into bay x 4.09m)

Three light double glazed bay with fanlights over, double radiator, coved cornice.

KITCHEN/DINER 18'8 x 13'1 (5.69m x 3.99m)

Kitchen Area: Range of wall and base unit, working surfaces, cupboards and drawers, four burner gas hob with extractor fan over, eye level double oven with integrated microwave, stainless steel sink top with mixer tap, plumbing for washing machine, recess for tumble dryer, recess for fridge/freezer, tiled splashback, coved cornice, tiled floor, three light double glazed window with fixed fanlight over. Dining area: Double radiator, wood strip flooring, coved cornice, door to reception two.

RECEPTION TWO 12'2 x 11'6 (3.71m x 3.51m)

Double glazed window with fanlight over to flank, coved cornice, storage cupboard, double radiator.

INTERNAL LOBBY AREA

Wall mounted Valiant combi boiler, coved cornice, tiled floor, UPVC double glazed door leading to rear garden, door to:

SHOWER ROOM 6'3 x 5'3 (1.91m x 1.60m)

Corner shower cubicle with glass sliding doors and electric shower, pedestal wash hand basin with mixer tap, tiled splashback, low level wc, part tiled walls, obscure double glazed window with fanlight over, extractor fan, heated towel rail.

FIRST FLOOR LANDING

Access to loft, coved cornice, doors to:

BEDROOM ONE 16'1 into bay x 11'2 (4.90m into bay x 3.40m)

Three light double glazed window with fanlight over, double radiator, coved cornice, wood strip flooring.

BEDROOM TWO 12'2 x 11'2 (3.71m x 3.40m)

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

BEDROOM THREE 9'2 x 8'6 (2.79m x 2.59m)

Double glazed window with fanlight over, double radiator, fitted wardrobes to one wall.

BATHROOM 8'10 x 8'6 (2.69m x 2.59m)

Panel enclosed bath with mixer tap and hand held shower attachment, part tiled walls, pedestal wash hand basin with mixer tap, low level wc, tiled splashback, heated towel rail, two light obscure double glazed window with fanlight over, extractor fan.

REAR GARDEN

Patio area, remainder laid to lawn with mature tree and shrub borders, greenhouse on hardstanding area, outside tap, outside light, door to garage.

DETACHED GARAGE 36'1 x 10'2 (11.00m x 3.10m)

Double doors, power and lighting, WORK SHOP AREA.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING and mature shrub border to one side. Double gates leading to side access which in turn leads to garage.

COUNCIL TAX

London Borough of Redbridge - Band E

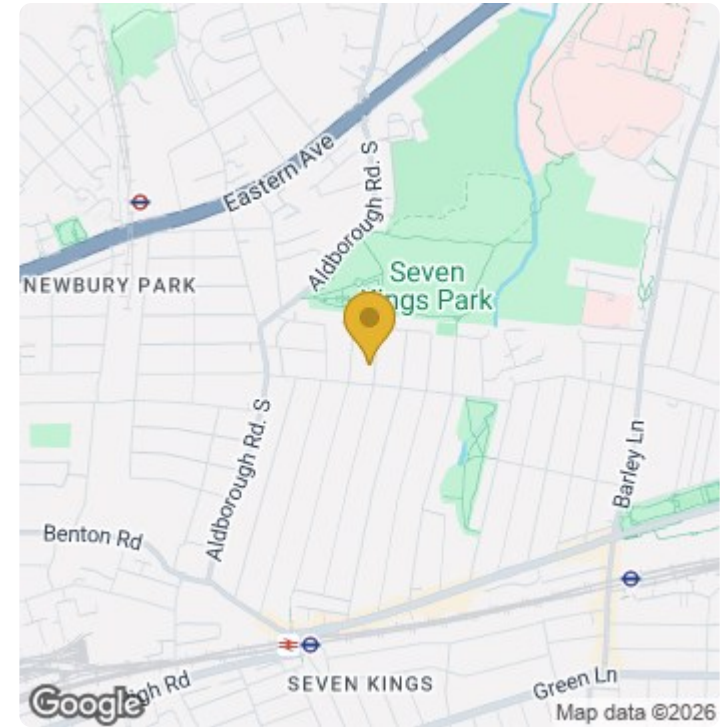
AGENTS NOTE

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.



Beddington Road IG3

Approx. Gross Internal Area 1267 Sq Ft - 117.70 Sq M
 Approx. Gross Garage Area 355 Sq Ft - 32.98 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: 4/3/2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	

