

35 Tanners Lane
Barkingside, Essex IG6 1GP
Price guide £600,000

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PRICE GUIDE £600,000 - £625,000. Arbon & Miller are pleased to offer to the market this well-presented three-bedroom mid-terrace home, situated on the popular Barnardo's Way development and offered chain free with the added benefit of an allocated parking space. Internally the property provides comfortable and well-arranged accommodation throughout, including a master bedroom with en-suite shower room and a convenient ground floor cloakroom, while the addition of triple glazing offers excellent energy efficiency and a quieter, more comfortable living environment. Ideal for first-time buyers, families and investors alike, the home is set within an attractive and well-regarded modern development. The location is hard to beat for convenience, lying within close proximity to Barkingside Central Line station for direct links into the City and West End, while the shops, supermarkets and everyday amenities of Barkingside High Street are just a short distance away. Families are also well catered for with a good choice of well-regarded local schools nearby, including the highly sought-after Fullwood Primary School, and with no onward chain an early internal viewing is highly recommended to avoid disappointment.

ENTRANCE HALL
Entrance door with obscure glazed inset and fixed fanlight, stairs to first floor with cupboard under, laminated wood strip flooring, double radiator, insert spotlights to ceiling, doors to:

CLOAKROOM
Concealed low level wc, wash hand basin, pat tiled walls, tiled floor.

KITCHEN 11'2 x 8'6 (3.40m x 2.59m)
Range of wall and base units, working surfaces, cupboards and drawers, five burner gas hob with extractor fan over and acrylic splashback, eye level oven, integrated fridge/freezer, washing machine and dishwasher, cupboard housing boiler, laminated wood strip flooring, tiled spalshbacks, two light double glazed window, inset spotlights to ceiling, double radiator, open to:

LOUNGE/DINER 16'1 x 15'1 (4.90m x 4.60m)
Two light double glazed window, double glazed double doors to rear garden, laminated wood strip flooring, inset spotlights to ceiling, double radiator.

FIRST FLOOR LANDING
Stairs to second floor, two light double glazed window, double radiator, inset spotlights to ceiling, airing cupboard housing hot water tank, doors to:

BEDROOM ONE 15'1 x 9'10 (4.60m x 3.00m)
Range of fitted wardrobes to one wall with inset dresser, overhead storage and inset lighting, three light double glazed window, further two light double glazed window, double radiator.

BEDROOM TWO 10'10 x 7'10 (3.30m x 2.39m)
Built-in wardrobes to one wall with desk area and overhead storage to one side, two light double glazed window, double radiator.

BATHROOM 7'3 x 6'7 (2.21m x 2.01m)
Panel enclosed bath with mixer tap, shower attachment and glazed side screen, tiled walls, tiled floor, concealed low level wc, wash hand basin with mixer tap, upright heated towel rail.

SECOND FLOOR LANDING
Dppr to:

BEDROOM THREE 20'8 x 11'2 (6.30m x 3.40m)
Range of fitted wardrobes to one wall with overhead storage and inset dressing table, three light double glazed window, double radiator, eaves storage, access to loft, double glazed skylight window, door to:

ENSUITE SHOWER ROOM 6'11 x 6'11 (2.11m x 2.11m)
Shower cubicle with mixer tap, shower attachment, tiled wall and sliding door, wash hand basin, close coupled wc, storage cupboard, part tiled walls, tiled floor, double glazed skylight window, inset spotlights to ceiling.

REAR GARDEN
Paved patio area, paved pathway leading to gated rear access leading to ALLOCATED PARKING. Outside tap, outside light, remainder laid to lawn.

FRONT GARDEN
Lawn area, paved pathway.

COUNCIL TAX
London Borough of Redbridge - Band B

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.



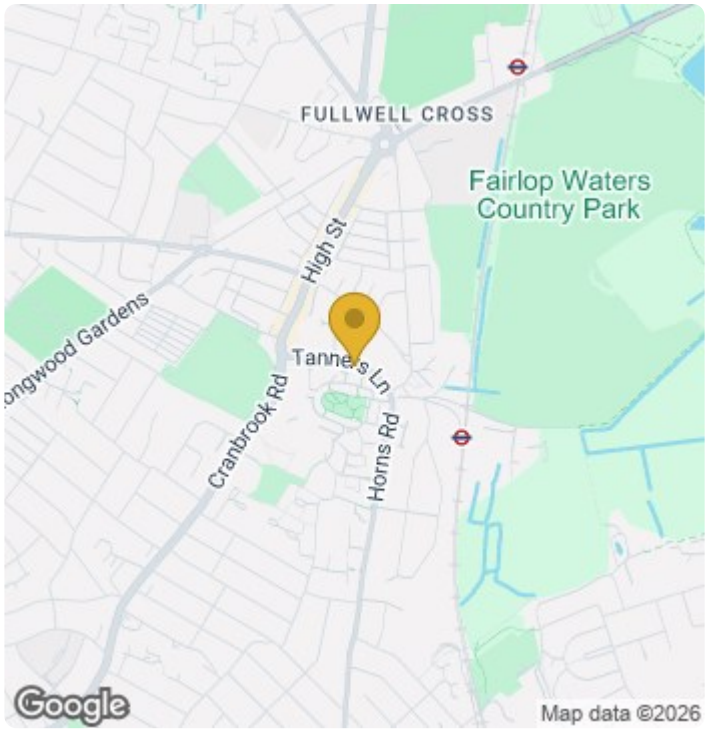


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Approx. Gross Internal Area 1064 Sq Ft - 98.85 Sq M
Approx. Gross Eaves Storage Area 33 Sq Ft - 3.07 Sq M



A&M ARBON MULLER 1976



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: 22/6/2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(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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