



42 Perkins Road
Newbury Park, Essex IG2 7NJ
Price guide £450,000

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*** Price Guide: £450,000 to £475,000 *** Arbon & Miller welcome you to Perkins Road - This charming end terrace house located in the sought-after area of Newbury Park. This delightful property boasts a cottage styling, offering a cosy and inviting atmosphere that will make you feel right at home. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property features two lovely bedrooms, providing ample space for a small family or guests staying over. The house also includes a well-maintained bathroom, ensuring your comfort and convenience. With no onward chain, you can move in hassle-free and start enjoying this lovely home right away. One of the highlights of this property is the low maintenance rear garden, ideal for those who appreciate outdoor space but prefer not to spend hours on upkeep. Imagine enjoying a cup of tea or hosting a barbecue in this tranquil setting. Conveniently located near Barkingside and Newbury Park Central Line stations, commuting to work or exploring the city is a breeze. Whether you're a first-time buyer, a small family, or looking for a cozy retreat, this end terrace house offers a wonderful opportunity to create lasting memories in a lovely neighbourhood.

ENTRANCE PORCH

Entrance door with fanlight over, multi glazed entrance door leading to:

ENTRANCE HALL

Coved cornice, stairs to first floor, radiator.

THROUGH LOUNGE 25'4 into bay x 10'7 (7.72m into bay x 3.23m)

Five light double glazed square bay with fanlights over, fireplace surround with tiled hearth, wood strip flooring, two double radiators, further double glazed window, door to:

KITCHEN 9'2 x 7'10 (2.79m x 2.39m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, recess for cooker and fridge/freezer, part tiled walls, wall mounted boiler, understairs storage cupboard, double glazed window with fanlight over, UPVC obscure double glazed door leading to rear garden.

LANDING 11'10 x 5' (3.61m x 1.52m)

Access to loft, doors to:

BEDROOM ONE 14'1 x 11' (4.29m x 3.35m)

Double glazed window with fanlights over, further double glazed window with fanlight over, coved cornice, picture rail, double radiator.

BEDROOM TWO 11'10 x 8'6 (3.61m x 2.59m)

Double glazed window with fanlight over, picture rail, double radiator.

BATHROOM 9'1 x 7'10 (2.77m x 2.39m)

Panel enclosed bath with mixer tap and shower attachment, part tiled walls, low level wc, pedestal wash hand basin with tiled splashback and storage under, spotlights to ceiling, double radiator, double glazed window with fanlight over, storage cupboards to one wall.

REAR GARDEN

Patio area with covered pergola, pedestrian side access, remainder laid to lawn, timber shed on hardstanding area at rear.

FRONT GARDEN

Wood chipping to one side, paved pathway.

COUNCIL TAX

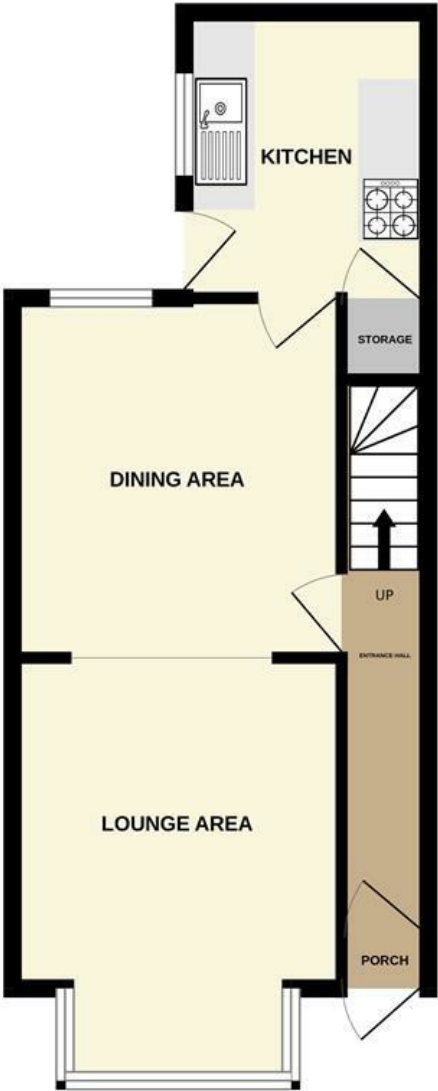
London Borough of Redbridge - Band C

AGENTS NOTE

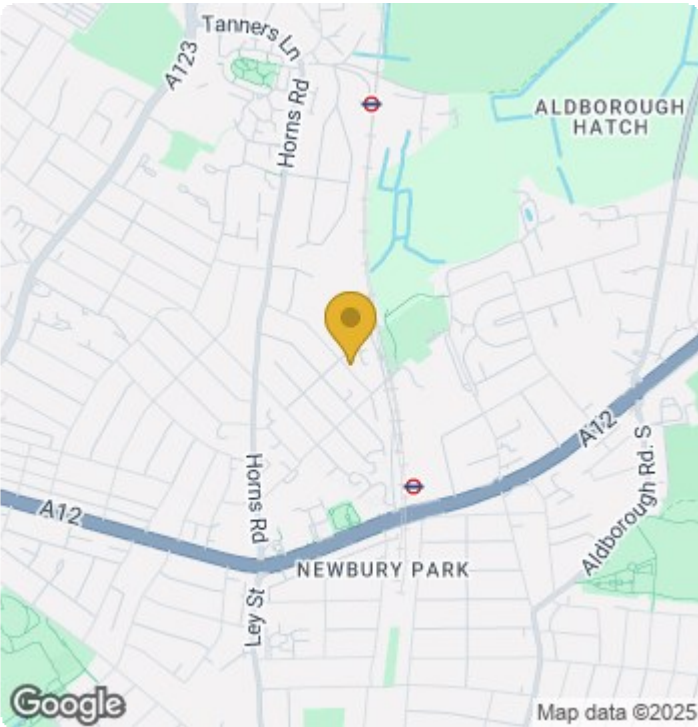
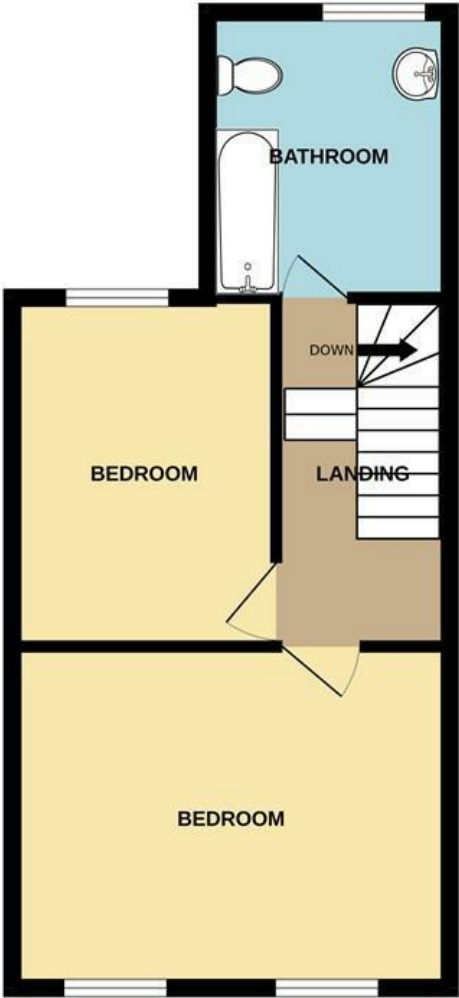
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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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