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82 Birkbeck Road  
Newbury Park, Essex IG2 7NF  
Offers in excess of £430,000



## 82 Birkbeck Road, Newbury Park, Essex IG2 7NF

Arbon & Miller are delighted to offer this spacious two bedroom terrace house offered in decoratively immaculate condition. Conveniently positioned in this popular residential turning within 0.5 miles of local shopping facilities, bus services and both Barkingside & Newbury Park Central Line Tube Stations, with the latter offering direct access to Stratford within approx. 15 minutes and Liverpool Street within approx. 25 minutes. Birkbeck Road benefits from spacious living accommodation throughout with the ground floor comprising of a Through Lounge, Dining Room and Kitchen. The first floor boasts two well-proportioned Bedrooms, utility Room and Bathroom with wc. There is a well presented Rear Garden. This delightful property offers comfortable living space and can only be fully appreciated by carrying out an internal viewing.

### ENTRANCE HALL 9'6 x 2'9 (2.90m x 0.84m)

Entrance door, radiator, dado rail, coved cornice.

### THROUGH LOUNGE 28'4 into bay x 12'5 (8.64m into bay x 3.78m)

Three light sash bay window, sliding double doors to rear, feature fireplace surround, fitted unit, radiator, dado rail.

### DINING ROOM 14'4 9'2 into bay (4.37m 2.79m into bay)

Three light bay window, double radiator, feature fireplace surround.

### KITCHEN 9'7 x 6'8 (2.92m x 2.03m)

Wall and base units, working surfaces, cupboards and drawers, butler sink, built-in oven with electric hob and extractor fan over, integrated fridge/freezer and dishwasher, two light window, window to flank.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 13'8 into bay x 12'5 (4.17m into bay x 3.78m)

Three light bay sash window, radiator, dado rail, coved cornice.

### BEDROOM TWO 12'6 x 11'6 (3.81m x 3.51m)

Sash window, radiator, dado rail, storage cupboard, coved cornice, door to:

### UTILITY ROOM 7'1 into cupboard x 4'10 (2.16m into cupboard x 1.47m)

Window, wall mounted boiler, plumbing for washing machine, storage cupboard.

### BATHROOM 9'3 x 7'2 (28.35m x 2.18m)

Panel enclosed bath with wall mounted independent shower, pedestal wash hand basin, low level wc, radiator, part tiled walls, sash window.

### REAR GARDEN

Decking area, paved patio area, outside tap, remainder laid to lawn.

### COUNCIL TAX

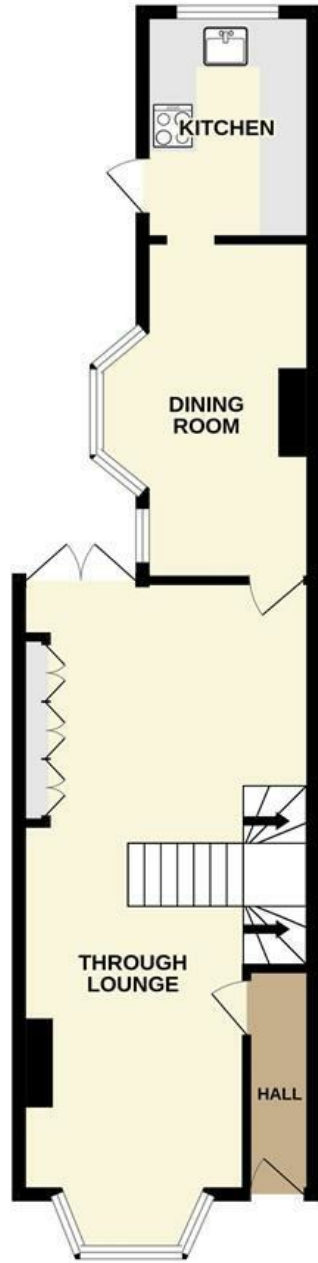
London Borough of Redbridge - Band D

### 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.



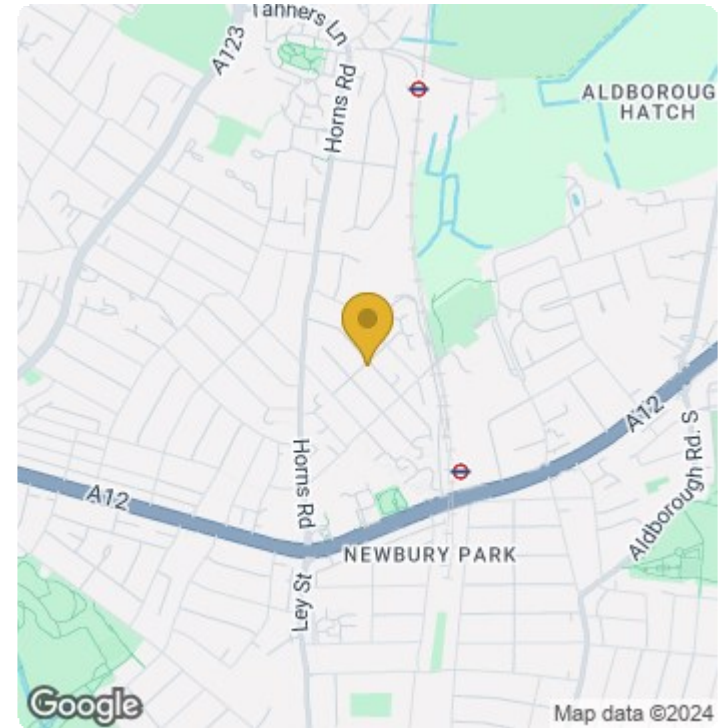


GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

TOTAL FLOOR AREA : 940 sq.ft. (87.4 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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1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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