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32 Abbey Road
Newbury Park, Essex IG2 7ND
Price guide £300,000

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*** CHAIN FREE - GUIDE PRICE £300,000 - £315,000 *** Modernised, spacious two bedroom first floor maisonette. Positioned in this popular turning within a half-of-a-mile of local shopping facilities, bus services and both Barkingside & Newbury Park Central Line Tube Station with the latter offering direct access to Stratford within 15 minutes and Liverpool Street within 25 minutes. Located to nearby "Outstanding" Ofsted rated primary and secondary schools. With a good selection of local shops, supermarkets and all major facilities within easy reach. The property offers Modern Fitted Kitchen with Samsung appliances, 2 Large Double Bedrooms, Modern Bathroom, Rear Garden and benefits from Double Glazing, Nest controlled Gas Central Heating System With the property being in a no through road, which gives great privacy. This really is a quality home and internal viewing is recommended to fully appreciate its space and modern décor.

ENTRANCE HALL

UPVC double glazed door, contemporary wall mounted radiator, stairs to first floor.

LANDING

Double glazed window to flank, access to loft, inset spotlights, coved cornice, spotlights to ceiling, coved cornice, Nest thermostat, door to all rooms.

LOUNGE 15'3 x 9'4 (4.65m x 2.84m)

Double glazed door with fixed sidelights to rear Sun Terrace with surrounding railings and steps down to rear garden, two contemporary radiators, coved cornice, engineered oak wood flooring.

KITCHEN 10'9 x 9'7 max (3.28m x 2.92m max)

Range of wall and base units, cupboards and drawers, Quartz working surfaces incorporating sink bowl with mixer tap and drainer, matching Quartz splashbacks, built-in Samsung oven, gas hob and extractor fan above, integrated washing machine, inset spotlights to ceiling, double glazed window with fanlight over.

BEDROOM ONE 12'1 x 9'4 (3.68m x 2.84m)

Three light double glazed window with fanlight over, contemporary radiator.

BEDROOM TWO 11'2 x 9'4 (3.40m x 2.84m)

Double glazed window with fanlight over, contemporary radiator.

BATHROOM 8'2 x 5'5 (2.49m x 1.65m)

Panel enclosed mixer tap and shower attachment, low level wc, vanity unit with wash hand basin and mixer tap, bluetooth connected mirror, heated towel rail, tiled walls, tiled floor, extractor fan, obscure double glazed window with fanlight over.

LOFT SPACE

Fully boarded loft with power and lighting. Access via pull down ladder.

REAR GARDEN

Approx 20ft rear garden mainly laid to lawn, shed, flower borders.

FRONT GARDEN

Shared communal front garden.

LEASE

118 years remaining.

GROUND RENT

£200 per annum.

COUNCIL TAX

London Borough of Redbridge - Band C

AGENTS NOTE

The above details will need to be verified by the respective solicitors.





GROUND FLOOR
APPROX. FLOOR
AREA 15 SQ.FT.
(1.4 SQ.M.)

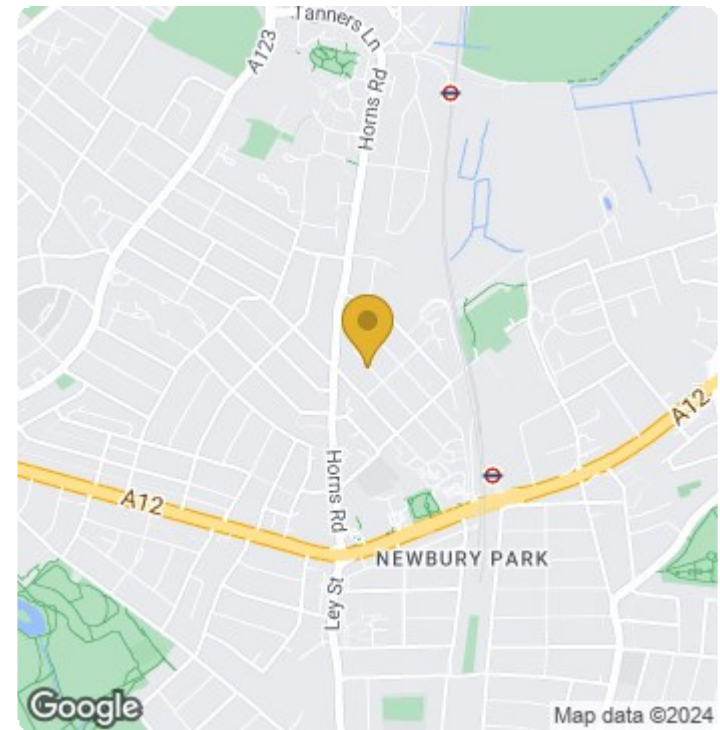


1ST FLOOR
APPROX. FLOOR
AREA 591 SQ.FT.
(54.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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