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21 Oaks Lane  
Newbury Park, Essex IG2 7PL  
Price £550,000

## 21 Oaks Lane, Newbury Park, Essex IG2 7PL

\*NO ONGOING CHAIN\* Arbon & Miller are delighted to offer this spacious three-bedroom end terrace house OFFERING EXCELLENT POTENTIAL FOR DEVELOPMENT situated on this popular residential turning immediately off Eastern Avenue. The property is located within close proximity to shopping facilities, bus services and conveniently positioned within 1/4 of a mile from Newbury Park Central Line Train Station offering direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx. 30 minutes. Oaks Lane is also within a short walking distance to both William Torbitt Primary and Oaks Park Secondary Schools. The property boasts spacious living accommodation throughout with the ground floor comprising of two Reception Rooms & Kitchen. The first floor provides three well-proportioned Bedrooms and Wet Room with separate WC. Externally, there is a large Rear Garden with detached garage at rear offering a multitude of uses. The Front Garden is mainly laid to paving. The property boasts excellent potential for redevelopment by means of rear and side extensions and/or loft conversion (subject to the usual planning consents). We highly recommend an internal inspection of this property to appreciate its many key features.

### ENTRANCE HALL 14'4 max x 6'11 (4.37m max x 2.11m)

Entrance door, double radiator, downstairs storage cupboard, two obscure double glazed windows, picture rail.

### FRONT RECEPTION 13'3 x 11'11 (4.04m x 3.63m)

Double glazed bay window to front, feature fireplace surround, double radiator, coved cornice.

### REAR RECEPTION 13'0 x 10'11 (3.96m x 3.33m)

Double glazed sliding patio door to rear, double radiator, coved cornice.

### KITCHEN 10'9 max x 8'0 (3.28m max x 2.44m)

Wall and base units, working surfaces, cupboards and drawers, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, gas cooker point, extractor fan, plumbing for washing machine, coved cornice, part tiled walls, two double glazed windows, obscure double glazed door.

### LANDING 10'3 x 8'0 max (3.12m x 2.44m max)

Two light obscure double glazed window, fitted cupboard, picture rail.

### BEDROOM ONE 13'7 x 12'0 into wardrobe (4.14m x 3.66m into wardrobe)

Double glazed bay window, fitted wardrobes to each alcove with matching dressing table, radiator, picture rail

### BEDROOM TWO 13'0 x 10'11 (3.96m x 3.33m)

Three light double glazed window, radiator, picture rail.

### BEDROOM THREE 8'1 x 7'11 (2.46m x 2.41m)

Two light double glazed window, radiator, fitted wardrobes with overhead cupboards, picture rail.

### WET ROOM 6'8 x 5'5 (2.03m x 1.65m)

Wall mounted electric shower with fitted seat, wall mounted wash hand basin with mixer tap, double radiator, tiled walls, extractor fan, airing cupboard, two light obscure double glazed window.

### SEPARATE WC

Obscure double glazed window, low level wc, part tiled walls.

### REAR GARDEN

Mainly paved, timber built shed, green house, outside tap, side access.

### DETACHED GARAGE

Double gate access off Crownfield Road with double doors into garage.

### FRONT GARDEN

Providing OFF STREET PARKING.

### COUNCIL TAX

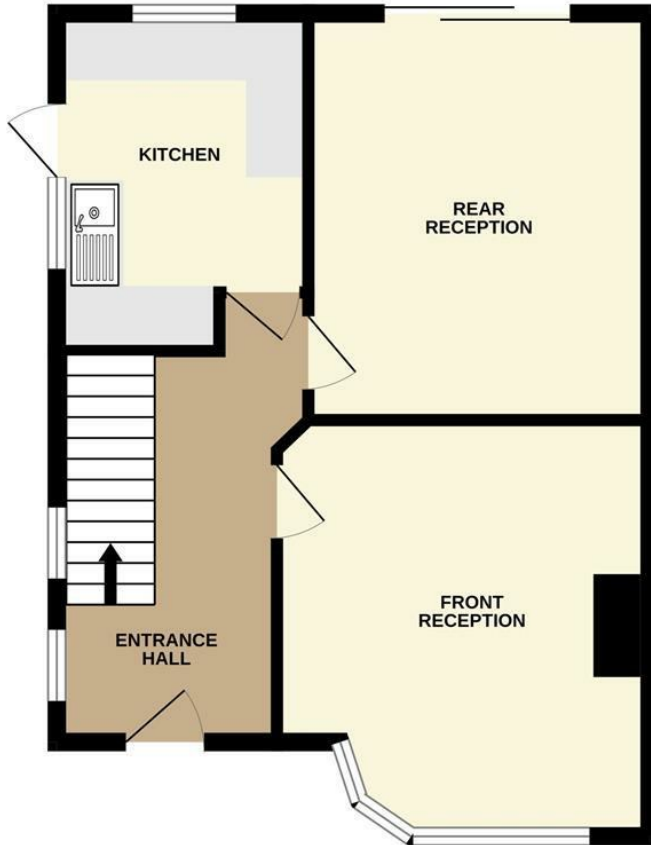
London Borough of Redbridge - Band D

### AGENTS NOTE

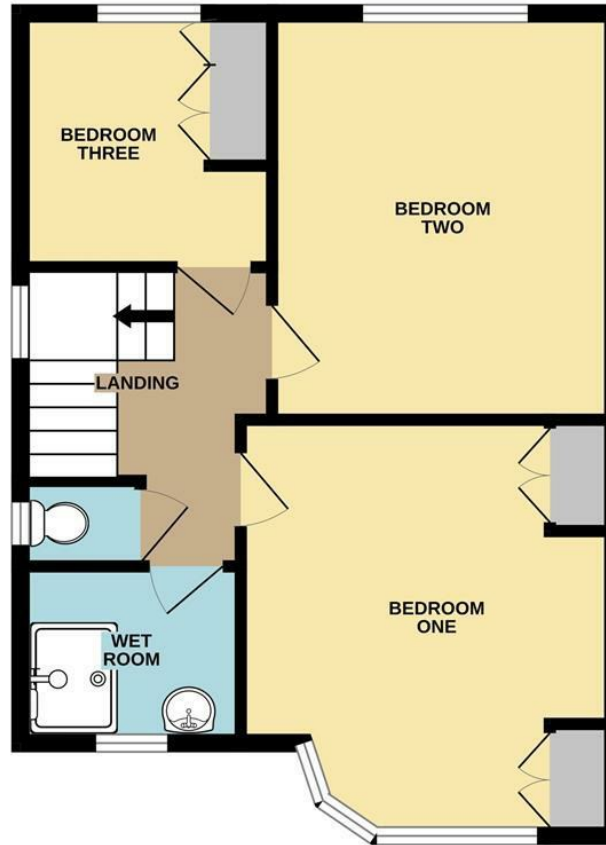
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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  
462 sq.ft. (42.9 sq.m.) approx.

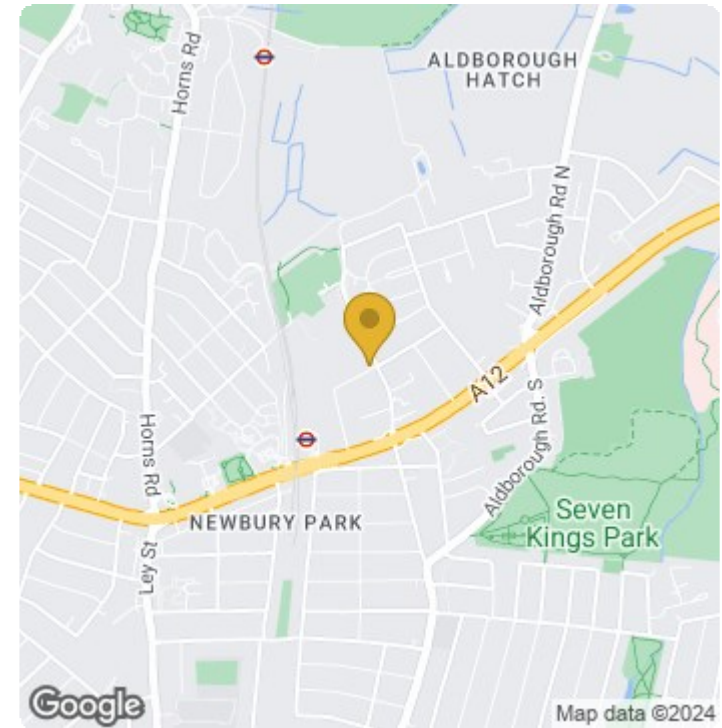


1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC





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