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34 Roy Gardens
Newbury Park, Essex IG2 7QQ
Price £575,000

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Arbon & Miller are privileged to offer this delightful FOUR BEDROOM terraced home situated in this sought-after residential turning directly off Oaks Lane. Situated on the picturesque SEMI-RURAL location of Aldborough Hatch, the property is within 0.8 miles of Newbury Park Central Line Station providing direct access to Stratford Station within approximately 20 minutes and Liverpool Street Station within approximately 30 minutes and within a few minutes walk of both Oaks Park and William Torbitt Schools. The ground floor comprises of a welcoming and spacious 15'3 Entrance Hall, 14'4 Front Reception, 15'1 Rear Reception and 8'7 Kitchen. The first floor provides three well-proportioned Bedrooms and 8'7 Bathroom/WC. On the second floor you will find a Fully Fitted 17'7 Bedroom with dual aspect windows, and a 6'6 Shower Room/WC. The Established Rear Garden benefits from paved gated rear access via service road. Car Parking Space is provided to the front. This already well-appointed home offers EXCELLENT potential for further development via a large extension (subject to usual planning content). We highly recommend an internal inspection to fully appreciate the many features the property has to offer.

ENTRANCE HALL 15'3 x 5'1 (4.65m x 1.55m)

UPVC double glazed entrance door with fixed sidelights, wood strip style flooring, radiator, coved cornice, meter and storage cupboard downstairs, door to:

FRONT RECEPTION ROOM 14'4 into bay x 12'6 (4.37m into bay x 3.81m)

Three light double glazed window with fanlights over, ornamental fireplace with wooden surround, marble inset and marble hearth, coved cornice, double radiator.

REAR RECEPTION ROOM 15'1 x 11'8 to extremes (4.60m x 3.56m to extremes)

Double glazed sliding patio door and fixed sidelight and fanlights over, radiator, coved cornice.

KITCHEN 8'7 x 7'5 (2.62m x 2.26m)

Base and wall units, working surfaces, cupboards and drawers, sink top with mixer tap, plumbing for washing machine and dishwasher, built-in oven with hob and extractor fan over, part tiled walls, tiled floor, spotlights to ceiling, aluminium double glazed door with fanlights leading to rear garden.

FIRST FLOOR LANDING 8'6 x 8'3 to extremes (2.59m x 2.51m to extremes)

Stairs to second floor, door to all rooms.

BEDROOM ONE 15' into bay x 12' into wardrobe recess (4.57m into bay x 3.66m into wardrobe recess)

Three light double glazed bay with fanlights over, fitted wardrobe cupboards to one wall, wood strip style flooring, radiator.

BEDROOM TWO 12'2 x 11' (3.71m x 3.35m)

Three light double glazed window with fanlights over, fitted wardrobe cupboards (housing gas boiler and Megaflo system) to one wall with overhead storage cupboard, radiator, wood strip style flooring.

BEDROOM THREE 8'1 x 7'5 (2.46m x 2.26m)

Two light double glazed oriel bay, radiator, wood strip style flooring.

BATHROOM/WC 8'7 x 7'5 (2.62m x 2.26m)

Enclosed bath with mixer tap and shower attachment, large walk-in shower cubicle with rainforest shower head, vanity unit with wash hand basin and mixer tap, obscure double glazed window with fanlight over, towel rail over radiator, spotlights to ceiling.

SECOND FLOOR LANDING

Double glazed Velux window, spotlights to ceiling, door to:

FEATURE BEDROOM FOUR/LOFT ROOM 17'7 x 14'4 to extremes (5.36m x 4.37m to extremes)

Extensive range of fitted wardrobes with matching chest of drawers, two light double glazed Velux window to front, under eaves storage cupboards, three light double glazed window with fanlight over to rear, radiator, exposed floorboards.

SHOWER ROOM/WC 6'6 x 5'8 (1.98m x 1.73m)

Tiled shower cubicle with thermostatically

controlled shower unit, vanity unit with wash hand basin, mixer tap and cupboards under, low level wc, radiator, extractor fan, obscure double glazed window with fanlight over to rear.

REAR GARDEN

Established mature rear garden with trees and shrubs, paved patio area, shed at rear, outside tap, remainder mainly laid to lawn. Paved rear access via secured gates.

FRONT GARDEN

Providing CAR PARKING SPACE.

COUNCIL TAX

London Borough of Redbridge - Band E

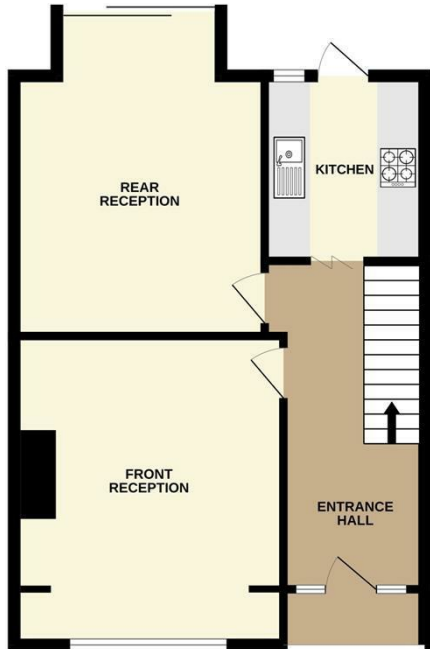
AGENTS NOTE

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.

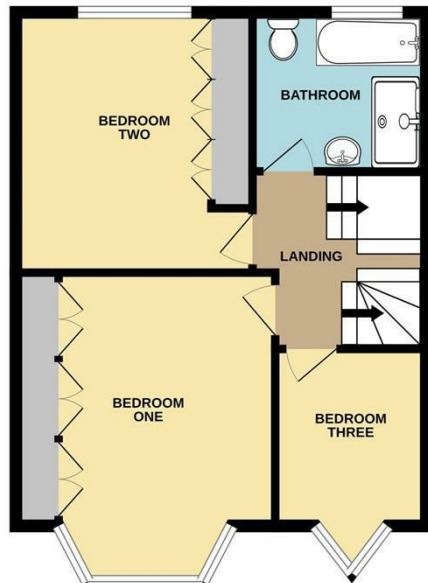


TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

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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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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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