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156 Wards Road  
Newbury Park, Essex IG2 7DY  
Price £550,000

## 156 Wards Road, Newbury Park, Essex IG2 7DY

Nestled in the charming Wards Road of Newbury Park, this delightful terraced house offers a perfect blend of comfort and convenience. Boasting one reception room, double glazed conservatory, three cosy bedrooms, and a well-appointed bathroom, this property is ideal for families looking for a new place to call home. Situated in the sought-after Seven Kings School Catchment area, this home provides a fantastic opportunity for those with young ones seeking quality education. With parking space for two vehicles, commuting is made easy, especially with the proximity to nearby stations. One of the standout features of this property is its potential to extend, allowing you to tailor the space to suit your needs perfectly. The accommodation is of generous size, providing ample room for both relaxation and entertainment. Step outside into the well maintained rear garden. Don't miss out on the chance to make this house your own and experience the joys of living in such a well-appointed and conveniently located property.

**ENTRANCE PORCH 5'2 x 4'5 (1.57m x 1.35m)**

Entrance door, further entrance door to:

**ENTRANCE HALL 13'3 x 5'7 (4.04m x 1.70m)**

Radiator, understairs storage cupboard housing meters, storage cupboard, laminated flooring, coved cornice.

**KITCHEN 8'4 x 7'6 (2.54m x 2.29m)**

Wall and base units, working surfaces, cupboards and drawers, plumbing for washing machine, built-in oven with gas hob and extractor fan over, stainless steel one and half bowl sink unit with mixer taps, tiled walls, tiled floor, double glazed double doors to rear, double glazed window.

**THROUGH LOUNGE 24'10 into bay x 13'7 to extremes (7.57m into bay x 4.14m to extremes)**

Three light double glazed bay, sliding patio door to rear, three radiators, coved cornice.

**CONSERVATORY 12'3 x 9'8 (3.73m x 2.95m)**

Double glazed double doors to rear with

two light double glazed windows to either side, further four light double glazed window to either flank, laminated flooring.

**FIRST FLOOR LANDING 9'4 x 7'10 (2.84m x 2.39m)**

Airing cupboard.

**BEDROOM ONE 12'4 x 12'5 into wardrobe recess (3.76m x 3.78m into wardrobe recess)**

Three light double glazed bay, double radiator, fitted wardrobes.

**BEDROOM TWO 12' x 11'7 (3.66m x 3.53m)**

Three light double glazed window, double radiator, fitted wardrobes housing hot water cylinder and boiler.

**BEDROOM THREE 7'7 x 7' (2.31m x 2.13m)**

Double glazed window, radiator, storage cupboard.

**BATHROOM 8'6 x 4'10 (2.59m x 1.47m)**

Panel enclosed bath with mixer tap, shower attachment and side screen, vanity unit with wash hand basin and mixer tap,

tiled walls, radiator, obscure double glazed window.

**SEPARATE WC 5'9 x 2'7 (1.75m x 0.79m)**

Obscure double glazed window, low level wc.

**REAR GARDEN**

Mainly laid to lawn, flower and shrub borders, patio area, timber built shed, outside tap.

**FRONT GARDEN**

Providing OFF STREET PARKING.

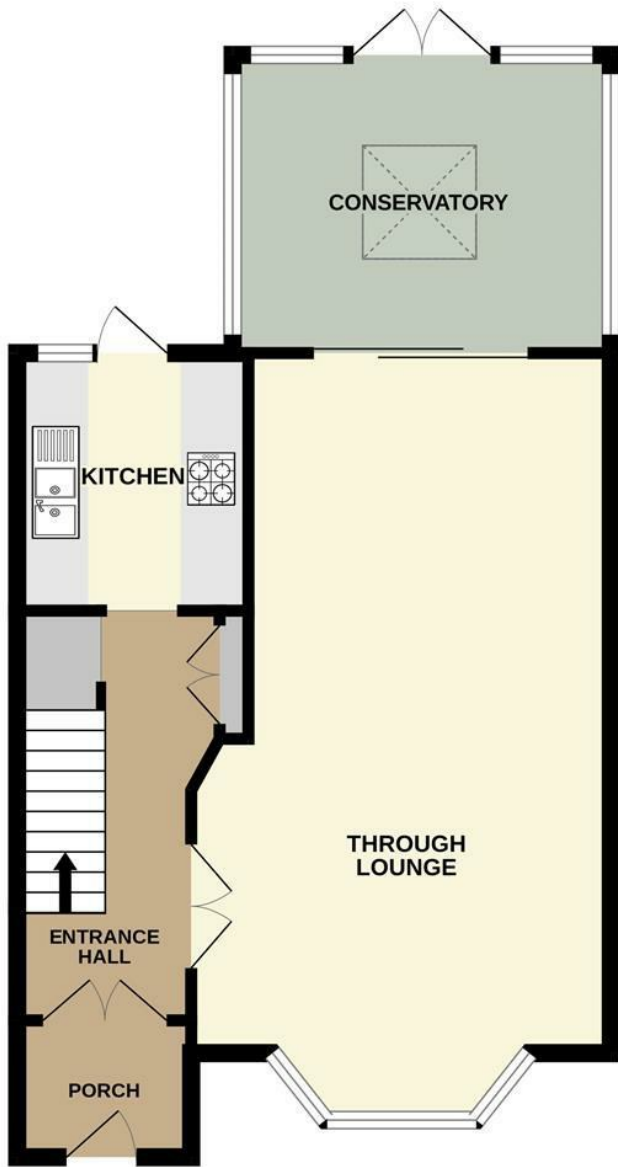
**COUNCIL TAX**

London Borough of Redbridge - Band D

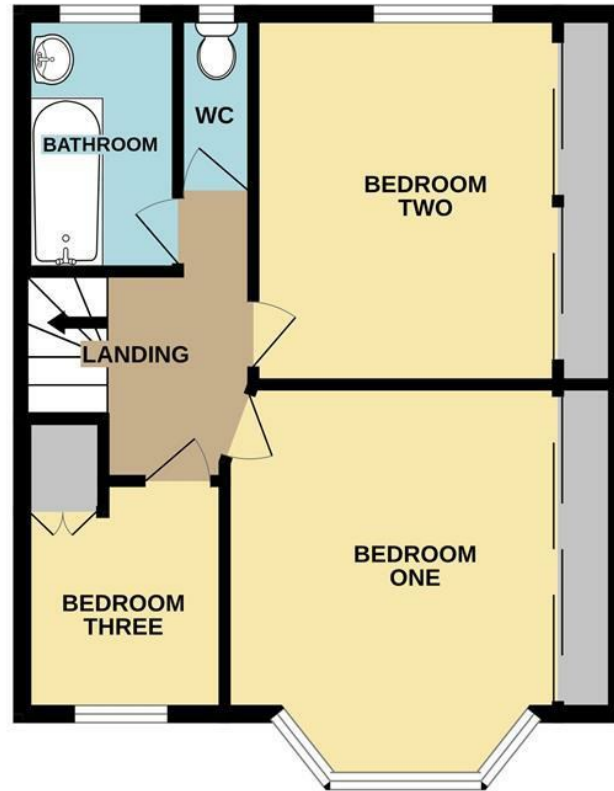
**AGENTS NOTE**

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.





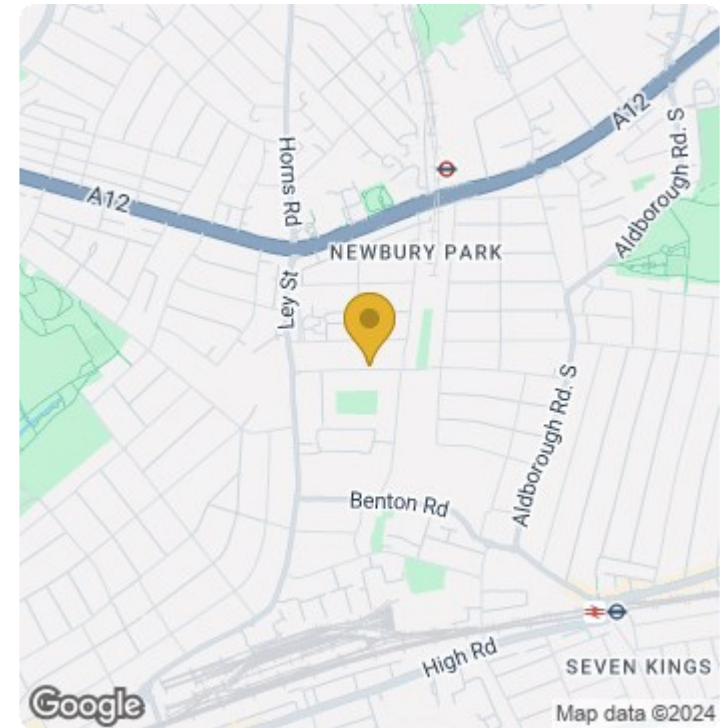
GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</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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