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35 Hertford Road
Newbury Park, Essex IG2 7HE
Price guide £585,000

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0.1 MILE FROM NEWBURY PARK STATION - Welcome to this charming terraced house located on Hertford Road in the heart of Newbury Park! This extended four-bedroom property boasts two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is plenty of room for a growing family or for those who enjoy having extra space for guests or a home office. The property also features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the detached garage, providing secure parking or additional storage space. Located just 0.1 mile from Newbury Park Station, commuting to work or exploring the city couldn't be easier. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your family.

ENTRANCE PORCH 6'5 x 3 (1.96m x 0.91m)

Obscure double glazed entrance door, fixed sidelights with fixed leaded light style fanlights over, further double glazed windows with leaded light style fanlights over to flank, tiled floor, further obscure double glazed door with fixed double glazed sidelight to:

ENTRANCE HALL 13'7 x 5'7 (4.14m x 1.70m)

Wood strip flooring, stairs to first floor, under stairs storage cupboard, radiator, doors to:

THROUGH LOUNGE 24'7 in to bay x 13'7 max (7.49m in to bay x 4.14m max)

Three light double glazed bay window leaded light style fanlights over, two radiators, double glazed sliding door with fixed sidelight leading to Dining Area.

EXTENDED KITCHEN 18'8 x 18'6 to extremes (5.69m x 5.64m to extremes)

Range of base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, four ring gas hob with extractor fan over, built-in oven, plumbing for washing machine, tiled floor, tiled walls, light double glazed window with fanlight over, double glazed door leading to Rear Garden, open to:

DINING AREA

Radiator, obscure double glazed door with double glazed window with fanlight over leading Rear Garden.

LANDING 8'9 x 7'7 (2.67m x 2.31m)

Access to all rooms, stairs leading to second floor.

BEDROOM ONE 12'2 into bay x 11'9 (3.71m into bay x 3.58m)

Three light double glazed bay window with leaded light style fanlights over, radiator, fitted wardrobe cupboards to one wall.

BEDROOM TWO 12 x 11'9 (3.66m x 3.58m)

Two light double glazed window with fanlight over, radiator, fitted wardrobe cupboards to one wall, further cupboard housing Worcester combi-boiler.

BEDROOM FOUR 7'7 x 7'5 (2.31m x 2.26m)

Light double glazed window with leaded light style fanlight over, radiator.

SHOWER ROOM 6'3 x 4'7 (1.91m x 1.40m)

Walk-in shower cubicle with mixer tap and hand-held shower attachment and 'rainforest' style shower head over, vanity wash hand basin with mixer tap, heated towel rail, tiled walls, tiled floor, coved cornice, obscure double glazed window with fanlight over.

SEPARATE WC 6'3 x 3 (1.91m x 0.91m)

Low level wc, radiator, tiled walls, tiled floor, obscure double glazed window.

SECOND FLOOR LANDING

Skylight window, storage cupboard, door to:

BEDROOM THREE/LOFT ROOM 18'4 x 16 to extremes (5.59m x 4.88m to extremes)

Two light double glazed window, double radiator, two skylights, wood strip flooring, spotlights to ceiling, doors to storage cupboard, further door to:

EN-SUITE SHOWER ROOM 5,6 x 4,2 (1.52m, 1.83m x 1.22m, 0.61m)

Walk-in shower cubicle, low level wc, corner wash hand basin with mixer tap, built-in extractor fan, spotlights to ceiling, tiled walls, tiled floor, obscure double glazed window.

REAR GARDEN

Outside tap, outside lighting, paved patio area, tree and shrub borders, remainder mainly laid to lawn, stepping stones leading to Detached Garage.

DETACHED GARAGE 18'2 x 15'8 (5.54m x 4.78m)

Access via Brook Road, electric roller shutter, power and lighting, double glazed windows with fanlights over, wooden door with obscure coloured leaded light inserts.

FRONT GARDEN

Tree and shrub borders, mainly laid to paving, providing OFF-STREET PARKING.

COUNCIL TAX

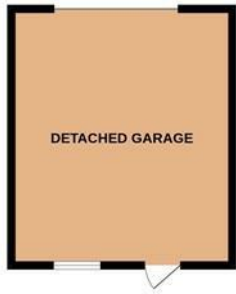
London Borough of Redbridge - Tax Band D

AGENTS NOTE

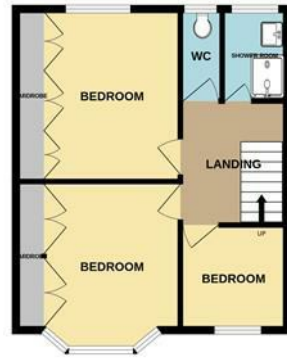
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.

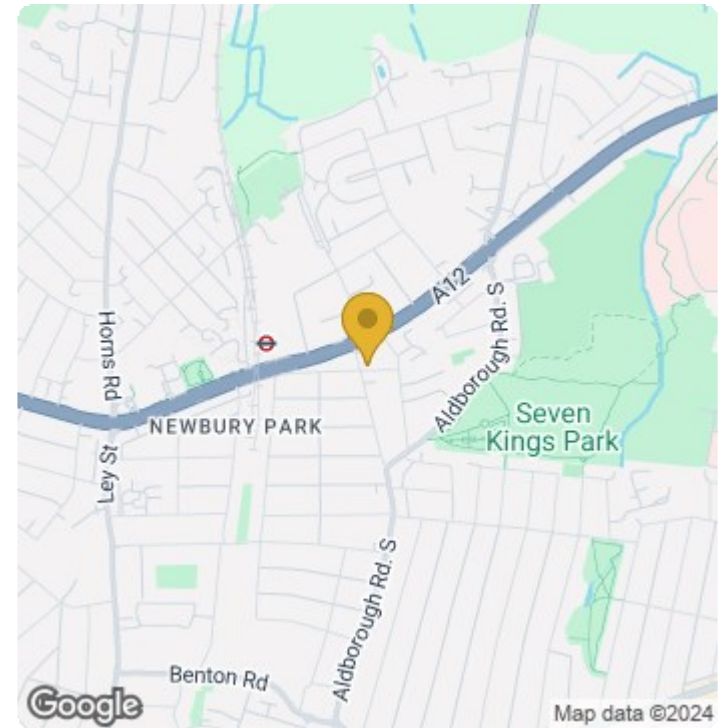


2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.6 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(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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