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111 Quebec Road  
Newbury Park, Essex IG2 6AW  
Price guide £550,000



## 111 Quebec Road, Newbury Park, Essex IG2 6AW

\*\*\* GUIDE PRICE £550,000 - £575,000 \*\*\* Arbon & Miller are delighted to offer to the market this three bedroom end terrace house with off street parking. Quebec Road is in heart of Gants Hill situated within the Valentines School Catchment and offering commuters easy access to Gants Hill and Newbury Park Underground Stations. Internally this home offers, a welcoming entrance hall, feature through lounge and kitchen. On the first floor there are three bedrooms two with exposed wood floors and the family bathroom. Externally to the front there is off street parking. The large mature rear garden and detached garage offer perfect scope for further development. An early viewing is advised to fully appreciate all this property has to offer.

### ENTRANCE HALL 14'3 x 7'3 max (4.34m x 2.21m max )

Composite entrance door with obscure double glazed inset and fixed sidelights, stairs to first floor, understairs storage cupboard, coved cornice, radiator, doors to:

### THROUGH LOUNGE 25'6 into bay x 13'6 max (7.77m into bay x 4.11m max)

Five light double glazed bay with fanlights over, double radiator, wood strip flooring, further double radiator, four wall light points, double glazed double doors leading to rear garden.

### KITCHEN 8'2 x 7'3 (2.49m x 2.21m)

Range of wall and base units, working surfaces, cupboards and drawers, four ring gas hob, double eye level oven, stainless steel sink top unit with mixer tap, part tiled walls, plinth heater, double glazed door with sidelight leading to:

### FIRST FLOOR LANDING 8'7 x 7'8

(2.62m x 2.34m)

Obscure double glazed window, access to loft, coved cornice, doors to:

### BEDROOM ONE 12'8 into bay x 12'5 (3.86m into bay x 3.78m)

Five light double glazed bay with fanlights over, fitted wardrobes, double radiator, coved cornice, wood flooring.

### BEDROOM TWO 12'1 x 11'6 (3.68m x 3.51m)

Three light double glazed window, radiator, fitted wardrobe, storage cupboard housing boiler, wood flooring.

### BEDROOM THREE 7'7 x 6'9 (2.31m x 2.06m)

Two light double glazed window, radiator.

### BATHROOM 6'2 x 4'8 (1.88m x 1.42m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, pedestal wash hand basin with mixer tap, shaver point, heated towel rail, tiled walls, spotlights to ceiling, obscure double glazed window with fanlight over.

### SEPARATE WC 6'2 x 2'5 (1.88m x 0.74m)

Low level WC, radiator, obscure double glazed window with fanlight over, spotlights to ceiling.

### REAR GARDEN

Paved patio area, remainder laid to lawn, mature tree and shrub borders.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Mature shrubs, pedestrian side access.

### DETACHED GARAGE

Access via shared gated side access.

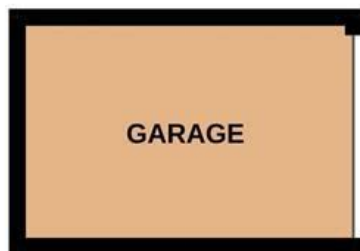
### COUNCIL TAX

London Borough of Redbridge - Band D

### AGENTS NOTE

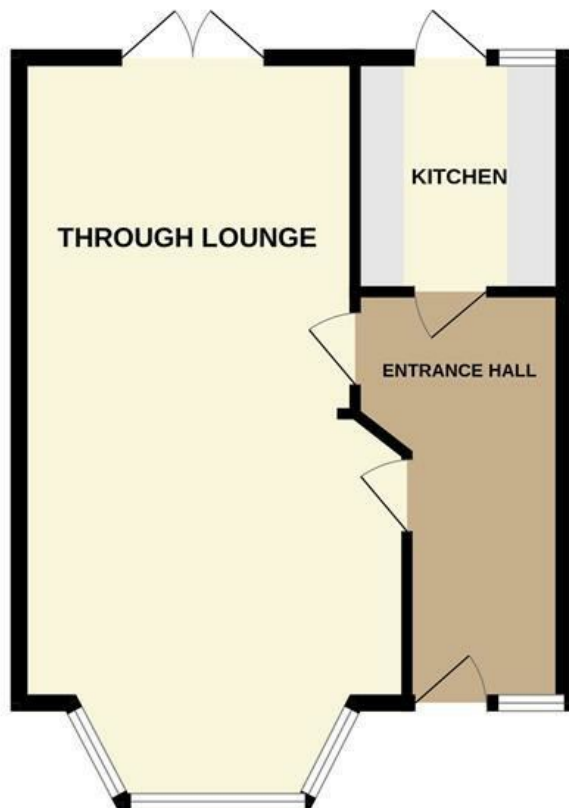
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





GARAGE

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

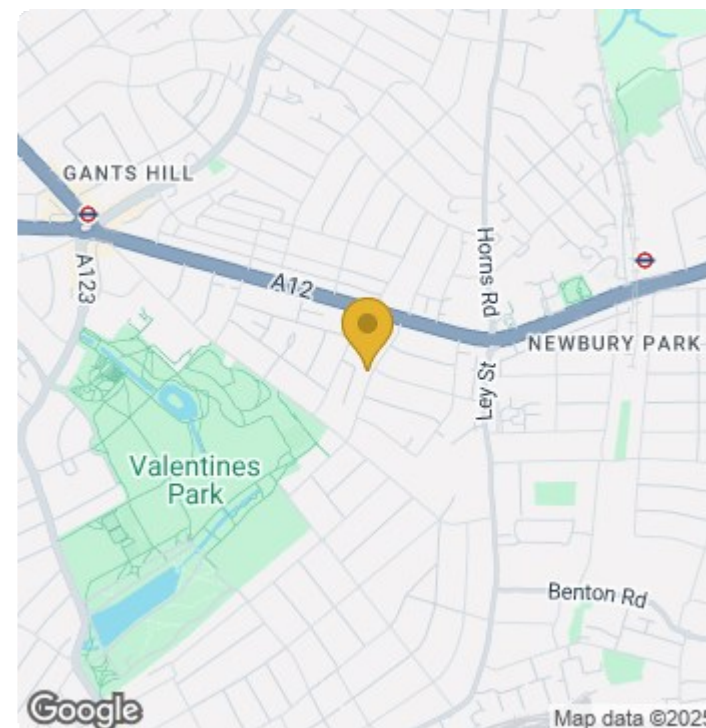


1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



