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32 Ramsgill Drive
Newbury Park, Essex IG2 7TR
Price guide £575,000

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*** Guide Price: £575,000 to £600,000 *** Arbon & Miller are privileged to offer this EXTENDED three bedroom terrace family home in decoratively immaculate condition, situated in this quiet residential turning immediately off Eastern Avenue. Further development potential (subject to planning). Conveniently positioned within 1/4 of a mile of local shopping facilities and bus services and within one mile of Newbury Park Central Line Station which offers direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx 30 minutes. The ground floor accommodation offers a large open plan Reception Room and Extended Kitchen Diner. The first floor offers three well-proportioned Bedrooms and Feature shower room. The property also benefits from off street parking and large well maintained rear garden. Ramsgill Drive can only be fully appreciated by carrying out an internal inspection.

ENTRANCE PORCH 6'7 x 2'5 (2.01m x 0.74m)

Leaded light style double glazed double doors with leaded light style fixed fanlights and sidelighting, leaded light style double glazed window with leaded light style fanlight to flank. Wooden multi glazed double doors to:

OPEN PLAN LOUNGE 28'8 into bay x 19'8 to extremes (8.74m into bay x 5.99m to extremes)

Five light leaded light style double glazed bay with leaded light style fanlights over, feature fireplace with electric fire, two double radiators, stairs to first floor, three wall light points, coved cornice, understairs storage cupboards, multi glazed double doors with fixed fanlight leading to:

KITCHEN/DINER EXTENSION 19'4 x 11'10 to extremes (5.89m x 3.61m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, recess for gas oven and hob, extractor fan over, concealed lighting, plumbing for washing machine and dishwasher, recess for fridge/freezer, coved cornice, wood strip flooring, cupboard housing Valiant boiler, tiled splashback, double radiator, double

glazed sliding door with fixed sidelight leading to rear garden.

FIRST FLOOR LANDING

Access to loft, doors to:

BEDROOM ONE 13'8 into bay x 11'8 (4.17m into bay x 3.56m)

Five light leaded light style double glazed bay with leaded light style fanlights over, double radiator.

BEDROOM TWO 12'2 x 10'7 (3.71m x 3.23m)

Three light double glazed window with fanlights over, cupboard housing hot water tank, wood strip flooring, radiator.

BEDROOM THREE 9'2 x 7'5 to extremes (2.79m x 2.26m to extremes)

Two light leaded light style double glazed window with leaded light style fanlights over, wood strip flooring, radiator.

SHOWER ROOM 6'3 x 5'5 (1.91m x 1.65m)

Double walk-in glazed shower unit with electric Aquastream power shower over, vanity unit with wash hand basin, mixer tap and storage under, heated towel rail, tiled walls, laminated vinyl plank flooring, two light obscure double glazed window with fanlight over.

SEPARATE WC 4'3 x 2'4 (1.30m x 0.71m)

Low level wc, tiled walls, laminated vinyl plank flooring, obscure double glazed window with fanlight over.

REAR GARDEN

Paved patio area, remainder laid to lawn, mature tree and shrub borders, further patio to rear, timber shed on hardstanding, outside light, outside tap, outside power.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING for two vehicles.

COUNCIL TAX

London Borough of Redbridge - Band D

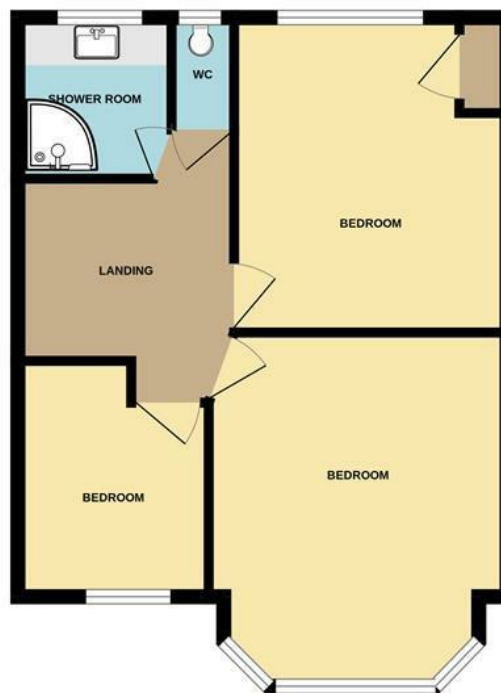
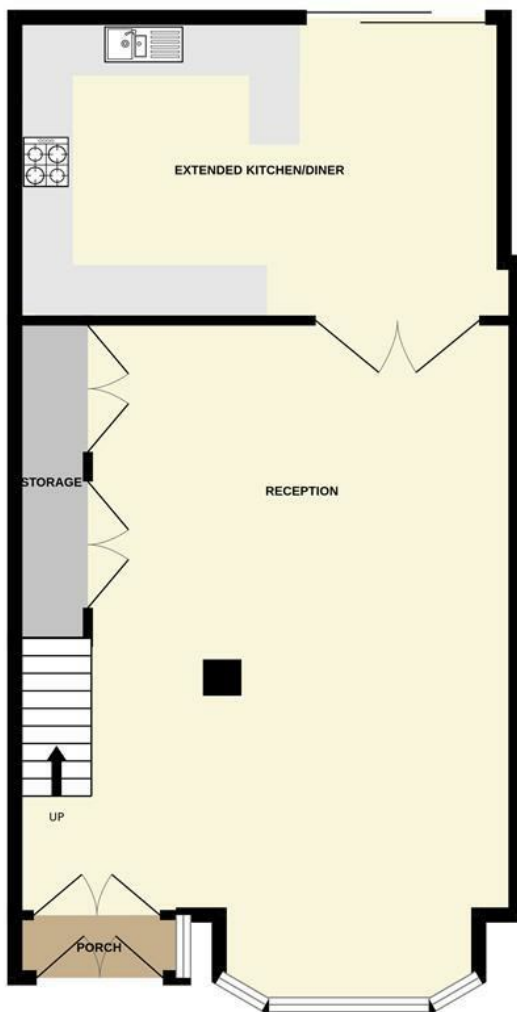
AGENTS NOTE

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.



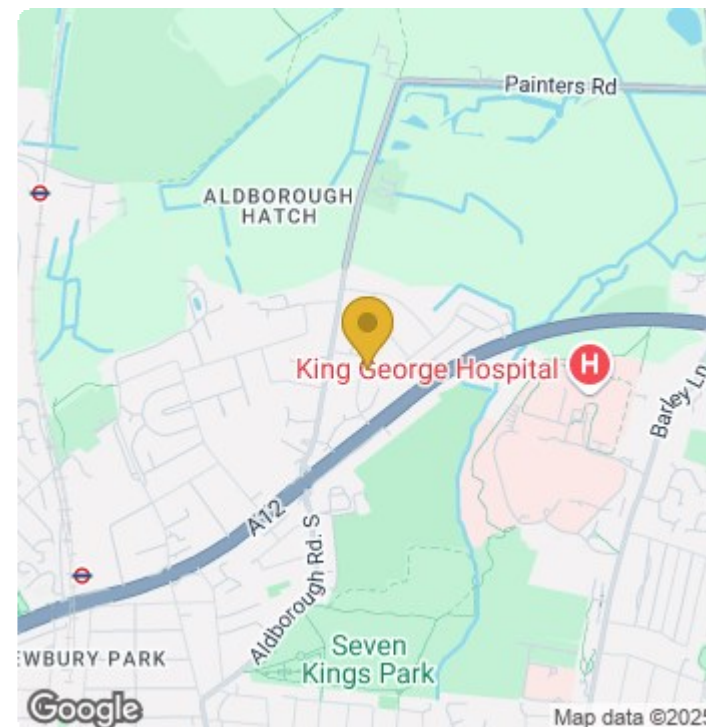
GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.




TOTAL FLOOR AREA : 1190 sq.ft. (110.6 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 | | 84 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

