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10 Roy Gardens
Newbury Park, Essex IG2 7QQ
Offers in excess of £700,000

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Arbon & Miller are privileged to offer this IMMACULATE & EXTENDED four/five bedroom end of terrace family home which is situated in this quiet residential turning immediately off Aldborough Road North. 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 Reception Room, extended Kitchen diner, Shower room and home office/fifth bedroom. To the first floor there are four well-proportioned Bedrooms and Bathroom. The property also benefits from a large rear garden, off street parking and pedestrian side access. This property can only be fully appreciated by carrying out an internal inspection.

ENTRANCE PORCH 6'1 x 3'1 (1.85m x 0.94m)

Double glazed UPVC entrance door with fixed sidelights and fanlight over, two double glazed windows to flank, wood strip flooring, wooden door with obscure coloured leaded light style insert and obscure coloured leaded light style fixed sidelight and fanlight over leading to:

ENTRANCE HALL 14'6 x 7'7 max (4.42m x 2.31m max)

Wood strip flooring, stairs to first floor, dado rail, picture rail, double radiator, understairs storage cupboard, doors to:

THROUGH LOUNGE 30' into bay x 12'9 max (9.14m into bay x 3.89m max)

Five light double glazed bay with fanlights over, double radiator, wood strip flooring, coved cornice, two further radiators, double glazed double doors with fixed fanlights over leading to extended kitchen/diner.

EXTENDED KITCHEN/DINER 26'9 x 25'9 to extremes (8.15m x 7.85m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, inset stainless steel sink and drainer with mixer tap, five burner gas hob with extractor hood over, eye level double oven, integrated fridge/freezer and dishwasher, tiled splashback, concealed lighting, three light double glazed window, further double glazed window, part tiled/part wood strip flooring, vertical wall mounted radiator, feature log burner with tiled hearth, two double glazed Velux skylight windows, double glazed double doors leading to rear garden, wood strip flooring, vertical wall mounted radiator, door to shower room.

SHOWER ROOM 7'5 x 6' (2.26m x 1.83m)

Corner shower cubicle with glazed screen with hand held

shower attachment, part tiled walls, vanity unit with wash hand basin and mixer tap, close coupled wc, heated towel rail, tiled floor, obscure double glazed window with fanlight over, extractor fan, door to:

HOME OFFICE/BEDROOM FIVE 16' x 7'5 (4.88m x 2.26m)

Three light double glazed window with fanlights over, double radiator, wood strip flooring, UPVC obscure double glazed door leading to side.

FIRST FLOOR LANDING

Dado rail, picture rail, doors to:

BEDROOM ONE 14'7 into bay x 11'9 into wardrobe recess (4.45m into bay x 3.58m into wardrobe recess)

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

BEDROOM TWO 13' into bay x 10'9 (3.96m into bay x 3.28m)

Three light double glazed bay with fanlights over, double radiator, wood strip flooring, coved cornice.

BEDROOM THREE 16'2 x 7'7 (4.93m x 2.31m)

Three light double glazed window with fanlights over, double radiator, wood strip flooring, further double glazed window with fanlight over to rear.

BEDROOM FOUR 7'7 x 6'8 (2.31m x 2.03m)

Three light double glazed oriel bay with fanlights over, picture rail, double radiator.

BATHROOM 9'8 x 7'3 max (2.95m x 2.21m max)

Corner bath with mixer tap and shower attachment over,

part tiled walls, tiled floor, vanity unit with wash hand basin, heated towel rail, spotlights to ceiling, extractor fan, access to loft, obscure double glazed window with fanlight over.

SEPARATE WC 4'5 x 2'6 (1.35m x 0.76m)

Close coupled wc, part tiled walls, wash hand basin with mixer tap, obscure double glazed window with fanlight over, built-in cupboard housing Valiant combi boiler.

REAR GARDEN

Approx 65' rear garden with paved patio area, remainder laid to lawn with mature tree and shrub borders, timber shed on hardstanding, decking area to rear, pedestrian side access, outside light, outside tap.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING with mature tree and shrub borders.

COUNCIL TAX

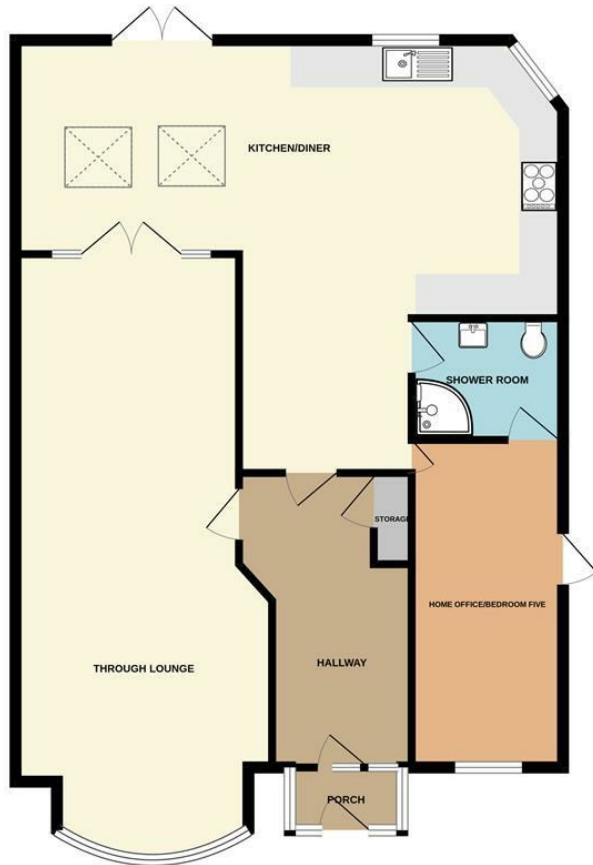
London Borough of Redbridge - Band E

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.



GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.

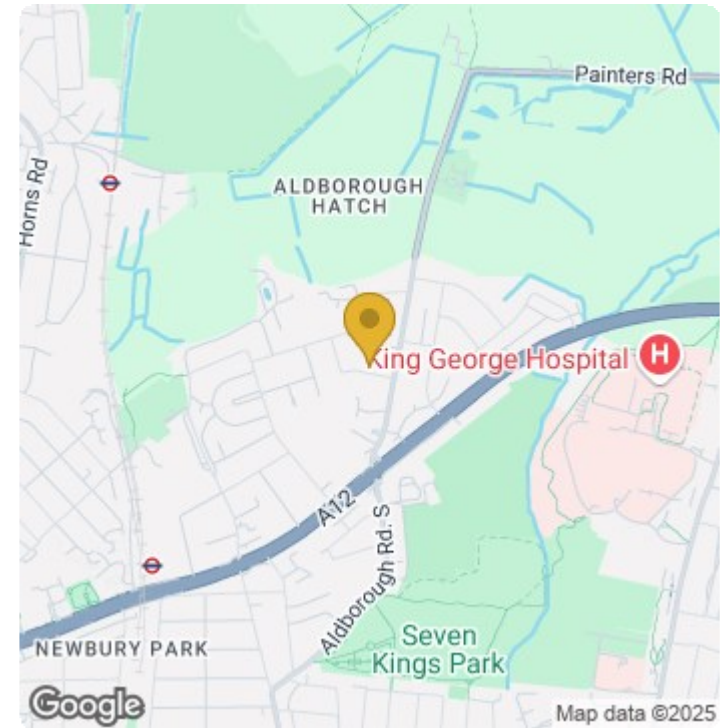


1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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		81
(69-80) C	63	
(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	



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