



21 Spearpoint Gardens, Newbury Park, Essex IG2 7SX

PRICE GUIDE £600,000 - £635,000. We are delighted to offer this extended four bedroom two bathroom mid terrace family home situated in this popular residential turning immediately off Eastern Avenue 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 within approx 20mins and Liverpool Street within approx 30mins. The ground floor accommodates spacious through lounge and kitchen. The first floor boasts 3 good sized bedrooms and family bathroom. The second floor offers large bedroom and shower room. The property also benefits from large rear garden with a rear extension. Call now to carry out an internal inspection.

ENTRANCE PORCH 6'7 x 2'9 (2.01m x 0.84m)
UPVC double glazed door with fixed sidelights and fanlights over, obscure fixed double glazed sidelights. tiled floor, wooden door with leaded light obscure leaded light style insert and obscure glazed fixed sidelight and fanlight over leading to:

ENTRANCE HALL 13'8 x 8'3 to extremes (4.17m x 2.51m to extremes)
Wood strip flooring, dado rail, coved cornice, double radiator, stairs to first floor, understairs storage cupboard, doors to:

THROUGH LOUNGE 36'2 into bay x 12'8 max (11.02m into bay x 3.86m max)
Five light double glazed bay window with fanlights over, three double radiators, four wall light points, coved cornice, spotlights to ceiling, double glazed Velux skylight window, three light double glazed window with fanlight over to rear.

EXTENDED KITCHEN 19'4 x 8'3 (5.89m x 2.51m)
Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor fan over, eye level double oven, plumbing for washing machine, integrated dishwasher, stainless steel sink top unit with mixer tap, cupboard housing Worcester combination boiler, part tiled walls, tiled floor, coved cornice, recess for fridge/freezer, door to through lounge, UPVC obscure double glazed door to rear garden with fixed sidelight.

FIRST FLOOR LANDING
Stairs to second floor.

BEDROOM ONE 14'4 into bay x 11'8 (4.37m into bay x 3.56m)
Five light double glazed bay window with fanlights over, double radiator, coved cornice.

FAMILY BATHROOM 8'4 x 6'9 (2.54m x 2.06m)
Panel enclosed bath with mixer tap, further mixer tap with hand held shower attachment and bi folding glazed shower screen, bidet with mixer tap, pedestal wash hand basin with mixer tap, low level wc, vertical wall mounted heated towel rail, tiled walls, tiled floor, three light double glazed obscure window with fanlights over.

BEDROOM TWO 12'1 x 10'9 (3.68m x 3.28m)
Three light double glazed window with fanlights over, radiator, fitted wardrobe to one wall, picture rail, coved cornice.

BEDROOM THREE 8'7 x 7'6 (2.62m x 2.29m)
Two light double glazed window with fanlight over, radiator, picture rail, coved cornice.

SECOND FLOOR LANDING
Double glazed Velux window, dado rail, doors to:

BEDROOM FOUR 16'7 x 13'4 to extremes (5.05m x 4.06m to extremes)
Two double glazed Velux windows, three light double glazed window with fanlights over, double radiator, spotlights to ceiling, wood strip flooring.

SHOWER ROOM 6'1 x 5'7 (1.85m x 1.70m)
Corner shower unit with glazed doors and electric shower, pedestal wash hand basin with Triton

water heater (faulty), low level wc, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

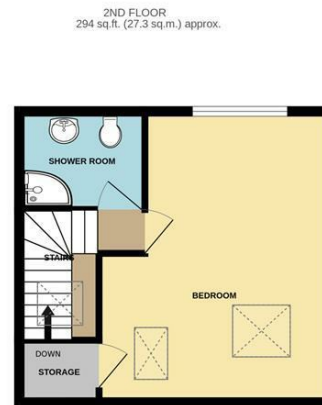
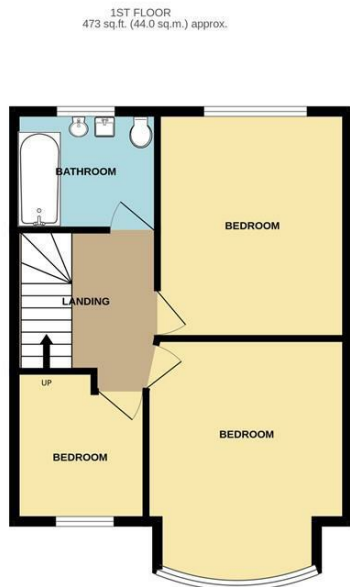
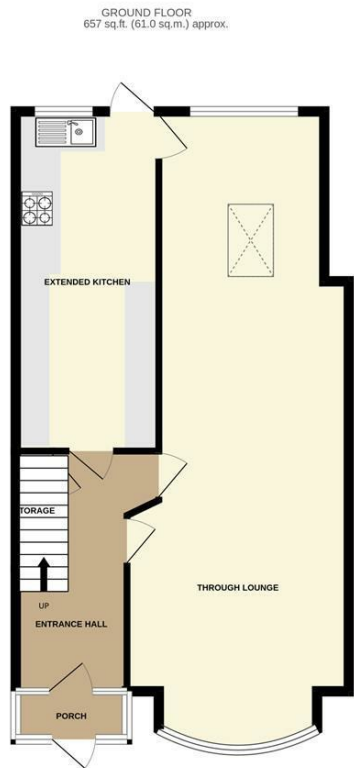
FRONT GARDEN
Paved front garden providing OFF STREET PARKING.

REAR GARDEN
Paved patio area, outside light, outside tap, power, paved pathway leading to rear, timber shed on hardstanding, mature tree and shrub borders, remainder laid to lawn.

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.

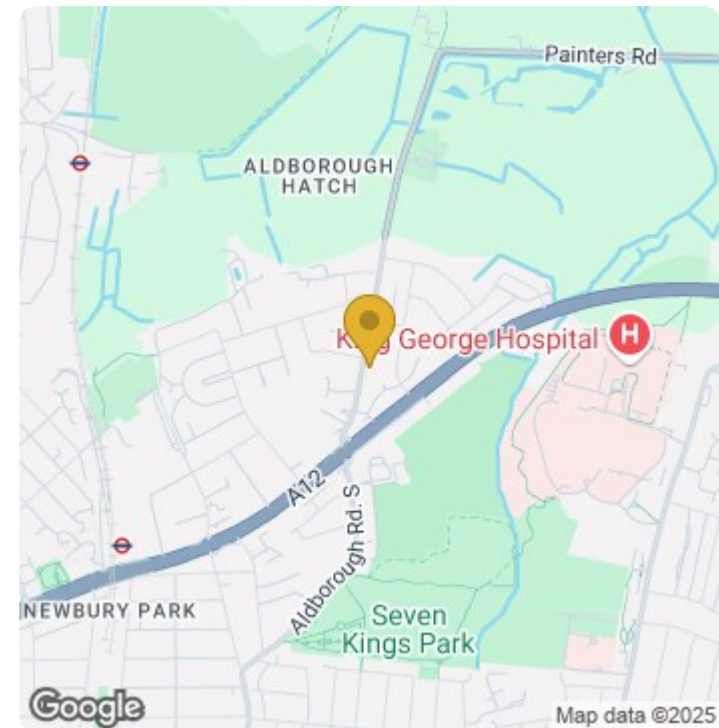




TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.

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	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	

