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126 Leyswood Drive
Newbury Park, Essex IG2 7JN
Price £590,000

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Arbon & Miller are delighted to present this spacious three-bedroom extended semi-detached house, with flexible accommodation that could easily be used as a fourth bedroom or home office, ideally located on Leyswood Drive. The ground floor features a welcoming entrance hallway, a generously sized living room, a modern extended spacious 4m x 7m fitted kitchen diner, a ground floor shower room, and a versatile additional room suitable for a fourth bedroom, study, or playroom. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a private rear garden, perfect for family living and entertaining, and off-street parking to the front. Situated in a popular residential area, 126 Leyswood Drive is close to local schools, shops, transport links, and the nearby mosque, making it an ideal choice for families seeking both comfort and convenience. This property represents an excellent opportunity to acquire a well-maintained home with flexible living space in a highly desirable location.

ENTRANCE PORCH 7'1 x 2'10 (2.16m x 0.86m)

Obscure UPVC double glazed door with fixed sidelights, tiled floor, wall light point, aluminium obscure glazed door to:

ENTRANCE HALL 9'9 x 6'8 (2.97m x 2.03m)

Stairs to first floor, cupboard housing meters, wood strip flooring, double radiator, double glazed window to flank, coved cornice, doors to:

RECEPTION ROOM 20'4 x 11'8 (6.20m x 3.56m)

Double glazed window with fanlights over, two vertical wall mounted radiators, two wall light points, coved cornice, wooden multi glazed bi folding doors leading to:

EXTENDED KITCHEN/DINER 21'2 x 11'9 (6.45m x 3.58m)

Range of wall and base units, working surfaces, cupboards and drawers, built-in eye level oven, five burner gas hob with extractor hood over, integrated dishwasher and washing machine, recess for American style fridge/freezer, concealed lighting, tiled splashbacks, spotlights to ceiling, double radiator, stainless steel sink top unit with mixer tap, tiled floor, three light double glazed window with fanlight over, double glazed double doors with sidelights and fanlights over leading to rear garden.

HOME OFFICE/BEDROOM FOUR 12'4 x 9'8 to extremes (3.76m x 2.95m to extremes)

Spotlights to ceiling, wood strip flooring, double

glazed window with fanlight over to flank, UPVC double glazed door leading to side entrance, further door to:

SHOWER ROOM 6'6 x 33'8 (1.98m x 10.26m)

Double walk-in shower cubicle with electric power shower, low level wc, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window to flank.

FIRST FLOOR LANDING

Double glazed window with fanlight over to flank, storage cupboard, access to loft, coved cornice, doors to:

BEDROOM ONE 11'9 x 11'1 into wardrobe recess (3.58m x 3.38m into wardrobe recess)

Double glazed window with fanlights over, double radiator, fitted wardrobes to one wall, coved cornice.

BEDROOM TWO 13'1 into wardrobe recess x 8'9 (3.99m into wardrobe recess x 2.67m)

Double glazed window with fanlights over, feature wood panelled wall, two wall light points, wood strip flooring, fitted wardrobe, coved cornice, double radiator.

BEDROOM THREE 10' x 6'9 to extremes (3.05m x 2.06m to extremes)

Double glazed window with fanlight over, further obscure double glazed window to flank, storage cupboard over stairs, wood strip flooring, double radiator, coved cornice.

BATHROOM 8'7 x 4'9 (2.62m x 1.45m)

Panel enclosed bath with mixer tap, shower attached and glazed screen, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, heated towel rail, extractor fan, two obscure double glazed windows with fanlights over.

REAR GARDEN

Decking area with lighting (untested), paved pathways, flower beds, rear vegetable patch, remainder laid to lawn, two brick built sheds, pedestrian side access, outside light, outside tap, CCTV.

FRONT GARDEN

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

COUNCIL TAX

London Borough of Redbridge - Band

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.



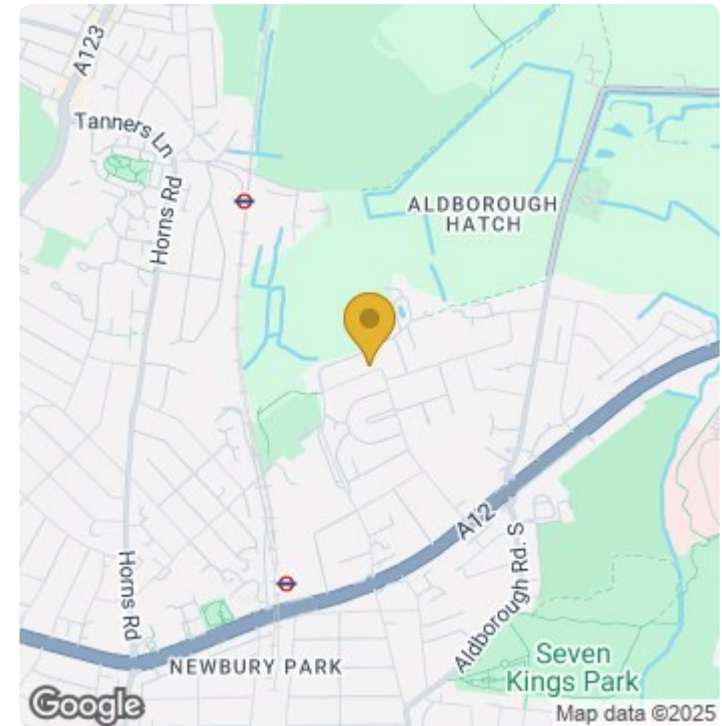
GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

