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493 Aldborough Road North
Newbury Park, Essex IG2 7SY
Price guide £650,000

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****MORE HOMES NEEDED FOR WAITING BUYERS**** Price Guide: £650,000 - £700,000. We are privileged to offer this extended four-bedroom semi-detached home, offered with no onward chain, situated in one of Newbury Park's most desirable residential locations. The property features many fine original 1930s characteristics, including multiple bay windows, ornate stained-glass windows, and impressive double entrance doors. It has been sympathetically maintained to preserve its period charm, while offering excellent scope to enlarge and modernise (subject to planning) — a truly fine example of the era and an opportunity to create a family home blending contemporary living with original character. Inside, the home offers a welcoming hallway with original features leading to a front lounge and rear dining room with an open-plan aspect to an extended kitchen. A convenient ground-floor bedroom with adjoining wet room provides valuable versatility for guests or multigenerational living. The first floor provides three well-proportioned bedrooms and a family bathroom, with access to a loft space offering excellent potential for further development (STPP). Externally, the property boasts a mature rear garden with established trees and shrubs, a paved patio, greenhouse and shed. The front driveway provides multiple off-street parking spaces and leads to an attached garage, ideal for conversion or side extension (subject to consent)— especially given the pedestrian side access offering a total side plot of approximately 12 ft. Ideally placed for Newbury Park Underground Station (Central Line, Zone 4) and Seven Kings Elizabeth Line, this home enjoys exceptional transport links into Stratford, the City and the West End. Highly regarded schools are within easy reach, while leisure spaces such as Seven Kings Park and Fairlop Waters Country Park offer excellent recreation options nearby

ENTRANCE PORCH 5'9 x 3'5 (1.75m x 1.04m)
Aluminium double glazed door with fixed sidelights, feature original obscure stained glass leaded light double entrance doors to:

ENTRANCE HALL 15' x 5'7 max (4.57m x 1.70m max)
Coved cornice, radiator, meter and storage cupboard understairs, further storage/cloak cupboard.

LOUNGE 15' x 11' (4.57m x 3.35m)
Four light double glazed window with leaded light style fanlights over, feature original stained glass obscure window to flank, fitted part glazed display cabinet to chimney breast with inset shelving and drawers, radiator.

DINING ROOM INCORPORATING KITCHEN EXTENSION 21'7 x 11'7 x 10'3 (6.58m x 3.53m x 3.12m)
Dining Room: Feature fireplace with wooden surround, raised hearth, marble insert and gas coal effect fire, radiator, coved cornice, open plan aspect to: Kitchen Extension: Range of wall and base units with concealed lighting, working surfaces, cupboards and drawers, one and half bowl sink top with mixer tap, plumbing for washing machine, part tiled walls, three light double glazed window to rear aspect, double glazed door to rear garden.

BEDROOM FOUR 8'3 x 6'5 (2.51m x 1.96m)
Double glazed window with fanlight over to rear aspect, radiator, sliding door to:

WET ROOM 8'4 x 4'8 (2.54m x 1.42m)
Wall mounted thermostatically controlled shower unit, suspended wash hand basin, low level wc, upright heated towel rail, tiled walls, tiled floor, obscure glazed window with fanlight over to rear aspect, shaver point.

FIRST FLOOR LANDING 7'9 x 7'1 max (2.36m x 2.16m max)
Feature stained glass leaded light obscure window to flank, built-in storage cupboard, access to loft, doors to:

BEDROOM ONE 14'9 x 10'3 (4.50m x 3.12m)
Six light double glazed half bay with leaded light style fanlights over, radiator, coved cornice.

BEDROOM TWO 11'9 x 9'8 (36.27m x 2.95m)
Three light double glazed window with fanlight over, radiator, fitted wardrobe cupboard with overhead storage.

BEDROOM THREE 7'1 x 6'4 (2.16m x 1.93m)
Feature five light corner bay window with leaded light style fanlights over, fitted wardrobe cupboard with sliding doors, radiator.

BATHROOM 7'7 x 6'9 (2.31m x 2.06m)
Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, feature three light obscure double glazed splay bay with fanlights over to rear aspect, part tiled walls, radiator, built-in storage cupboard housing Vaillant combi boiler, upright heated towel rail, further overhead storage.

REAR GARDEN
Side access via pedestrian gate, extensive range of established trees, shrubs and flower beds, wooden shed, greenhouse at rear, outside tap, paved patio area. door to garage.

ATTACHED GARAGE 17'5 x 7'9 (5.31m x 2.36m)
Ideal for side development subject to planning permission.

FRONT GARDEN
Providing MULTIPLE OFF STREET PARKING SPACES.

COUNCIL TAX
London Borough of Redbridge - Band E

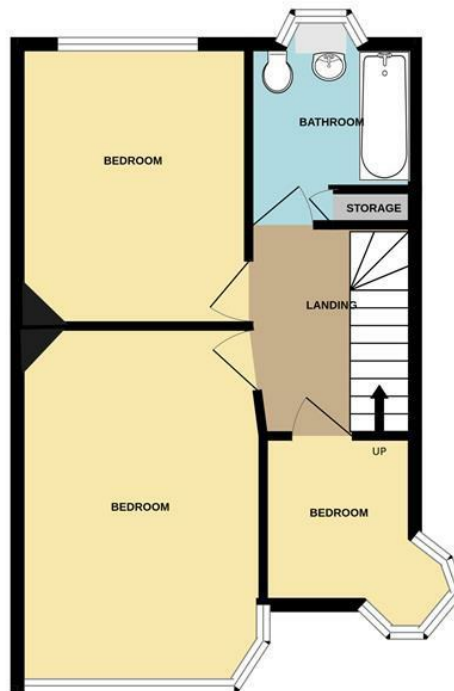
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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
730 sq.ft. (67.9 sq.m.) approx.

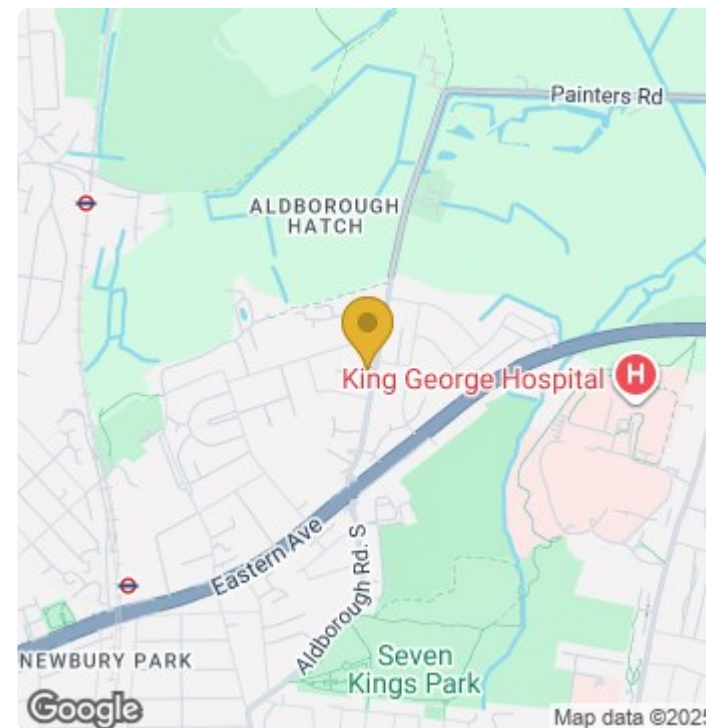


1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

