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166 Wards Road
Newbury Park, Essex IG2 7DY
Price £650,000

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An impressive and beautifully extended four-bedroom semi-detached family home, ideally located in one of Newbury Park's most desirable residential areas. This spacious property offers a welcoming lounge, a bright open-plan kitchen and dining area, and a convenient ground floor shower room — perfect for modern family living. Upstairs, four well-proportioned bedrooms and a stylish family bathroom provide excellent space and comfort. Outside, you'll find a generous private rear garden ideal for entertaining, along with off-street parking at the front. Situated within easy walking distance of Seven Kings Primary and High School, and just moments from Newbury Park Central Line Station, this home offers the perfect blend of space, convenience, and connectivity — making it ideal for families and commuters alike. A must-see home offering quality, comfort, and location in equal measure.

ENTRANCE PORCH 7'7 x 4'9 to extremes (2.31m x 1.45m to extremes)

Obscure UPVC double glazed door, multiple double glazed windows, tiled floor, spotlights to ceiling, wooden entrance door with obscure glazed insert and fixed sidelights and fanlights leading to:

ENTRANCE HALL 22'3 x 7'5 to extremes (6.78m x 2.26m to extremes)

Stairs to first floor with cupboard under, wood strip flooring, coved cornice, double radiator, doors to;

WET ROOM 8'2 x 3' (2.49m x 0.91m)

Shower area with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, extractor fan, spotlights to ceiling, obscure double glazed window with fanlight over.

THROUGH LOUNGE 23'2 x 13'7 to extremes (7.06m x 4.17m to extremes)

Three light double glazed window with fanlights over, double radiator, further double radiator, multi paned obscure glazed double doors leading to:

KITCHEN/DINER EXTENSION 18'9 x 10'6 (5.72m x 3.20m)

Range of wall and base units, working surfaces, cupboards and drawers, recess for four burner hob with extractor fan over, plumbing for washing machine, part tiled walls, Vaillant combi boiler, tiled floor, spotlights to ceiling, double radiator, double glazed window with fanlight over, double doors leading to rear garden.

FIRST FLOOR LANDING

Stairs to loft room, doors to:

BEDROOM ONE 12'2 into bay x 12'3 (3.71m into bay x 3.73m)

Three light double glazed window with fanlights over, double radiator.

BEEROOM TWO 12' x 11'7 (3.66m x 3.53m)

Three light double glazed window with fanlights over, double radiator.

BEDROOM THREE 7'5 x 7' (2.26m x 2.13m)

Double glazed window with fanlights over, double radiator.

BATHROOM 8'7 x 7'7 (2.62m x 2.31m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and tiled splashback, low level wc, storage cupboards, part tiled walls, heated towel rail, tiled floor, extractor fan, spotlights to ceiling, two obscure double glazed windows with fanlights over.

SECOND FLOOR LANDING

Door to:

BEDROOM FOUR/LOFT ROOM 18'1 x 14'1 to extremes (5.51m x 4.29m to extremes)

Two double glazed Velux windows, further three light double glazed window with fanlights over, obscure double glazed window with fanlight over, double radiator, spotlights to ceiling, storage alcove, provisions in place for ensuite shower room.

REAR GARDEN

Patio area, mature tree and shrub borders, rear patio, brick built outbuilding, covered pedestrian side access, outside light, outside tap.

FRONT GARDEN

Providing OFF STREET PARKING for multiple vehicles, side access.

OUTBUILDING

Two double glazed windows with fanlights over, double glazed door, wall and base units, sink top unit, wood strip flooring, power and lighting.

COUNCIL TAX

London Borough of Redbridge - Band D

AGENTS NOTE

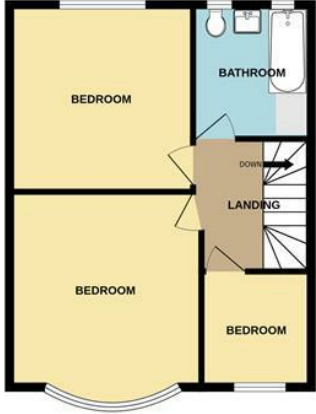
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



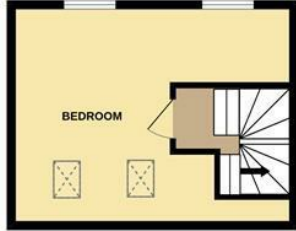
GROUND FLOOR
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.

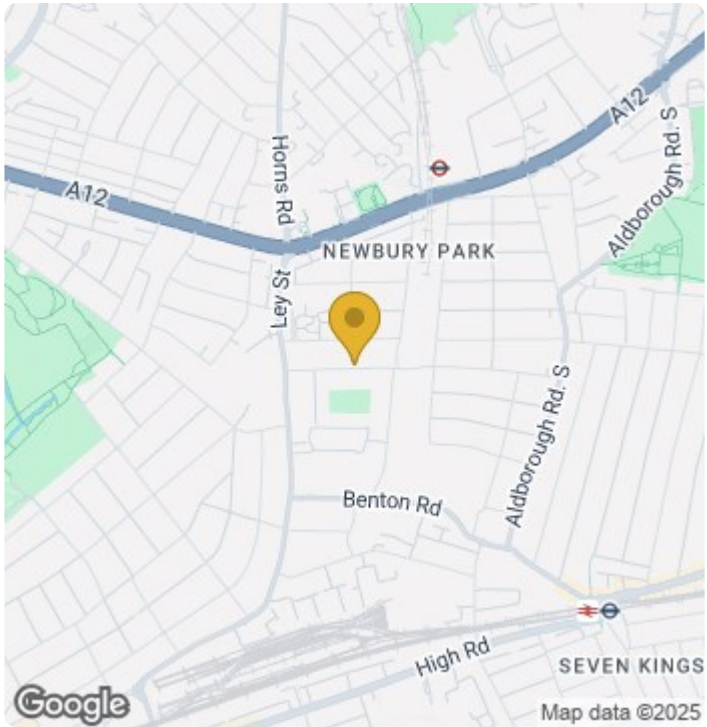


2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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	66	
(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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