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110 Bawdsey Avenue
Newbury Park, Essex IG2 7TJ
Price guide £530,000

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*** GUIDE PRICE £530,000 - £550,000 *** CHAIN FREE *** 3-Bedroom End of Terrace Home | Full of Charm and Character | Sought-After Location. Arbon & Miller are delighted to present this beautifully presented three-bedroom end of terrace house, perfectly positioned on the ever-popular Bawdsey Avenue. Bursting with charm, character, and warmth. The property features a spacious through lounge with an abundance of natural light, a fitted kitchen, and a delightful rear garden ideal for entertaining or relaxing outdoors. Upstairs benefits from three generous bedrooms and a family bathroom, offering practical and comfortable living space for growing families. Externally, the home enjoys side access, a well-presented frontage, garage access by rear gated service road and the advantage of being an end of terrace, providing extra privacy and potential to extend (subject to planning permission). Conveniently located close to Newbury Park Underground Station (Central Line), local schools, and an array of amenities, this charming home is perfectly suited for families and professionals alike seeking a peaceful yet well-connected lifestyle.

ENTRANCE PORCH 7' x 4' to extremes (2.13m x 1.22m to extremes)

Wooden glazed porch door with fixed sidelights and fanlight over, wall light point, wooden door with glazed insert and leaded light style obscure fixed sidelights and fanlight over leading to:

ENTRANCE HALL 11'5 x 5'5 (3.48m x 1.65m)

Stairs to first floor, cupboard housing meters and boiler, radiator, coved cornice, doors to:

KITCHEN 12'8 x 7'2 (3.86m x 2.18m)

Wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, recess for gas oven, recess for fridge/freezer, plumbing for washing machine, tiled walls, larder cupboard, UPVC double glazed door to rear garden with obscure insert, double glazed sidelight and fanlights over.

THROUGH LOUNGE 29'7 into bay x 11'10 max (9.02m into bay x 3.61m max)

Five light double glazed bay with obscure coloured leaded light style fanlights over, radiator, two double radiators, three wall light points, fitted wall unit with concealed lighting, double glazed double doors with fixed fanlight over leading to rear garden.

FIRST FLOOR LANDING 8'1 x 7'5 max (2.46m x 2.26m max)

Obscure coloured leaded light window to flank, access to loft, doors to:

BEDROOM ONE 15'1 into bay x 10'6 (4.60m into bay x 3.20m)

Five light double glazed bay with obscure coloured leaded light style fanlights over, fitted wardrobes to one wall, radiator, coved cornice, wall light points, matching headboard with side tables and dresser.

BEDROOM TWO 13'10 into bay x 10' (4.22m into bay x 3.05m)

Three light double glazed bay with fanlights over, fitted mirror door wardrobes to one wall, wall light points, radiator, fixed headboard with matching dressers.

BEDROOM THREE 8' x 7' (2.44m x 2.13m)

Three light oriel bay with obscure coloured leaded light style fanlights over, fitted wardrobes to one wall, wash hand basin with storage under and tiled splashback, radiator.

BATHROOM 7'5 x 7'2 (2.26m x 2.18m)

Panel enclosed bath with mixer tap and shower attachment, wash hand basin with storage under, low level wc, airing cupboard housing hot water tank, radiator, tiled walls, obscure double glazed window with fanlight over.

REAR GARDEN

Paved patio area, steps leading to lawn, mature tree and shrub borders, stepping stones to rear, garage with power on hardstand and shed on hardstand, side access, pedestrian access to rear service road, outside light, outside tap.

DETACHED GARAGE

Power and lighting. Accessed via rear gated service road.

FRONT GARDEN

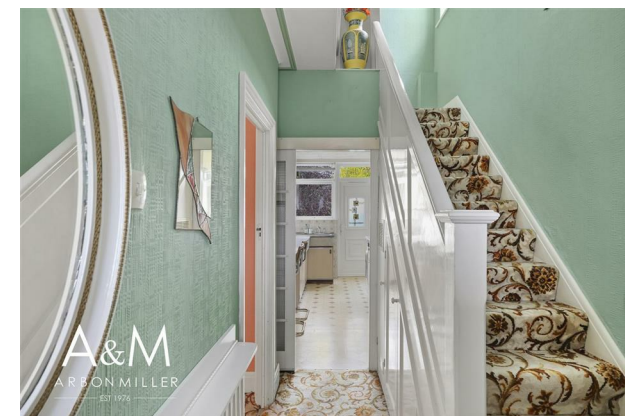
Paved front garden providing OFF STREET PARKING, mature tree, pedestrian side access.

COUNCIL TAX

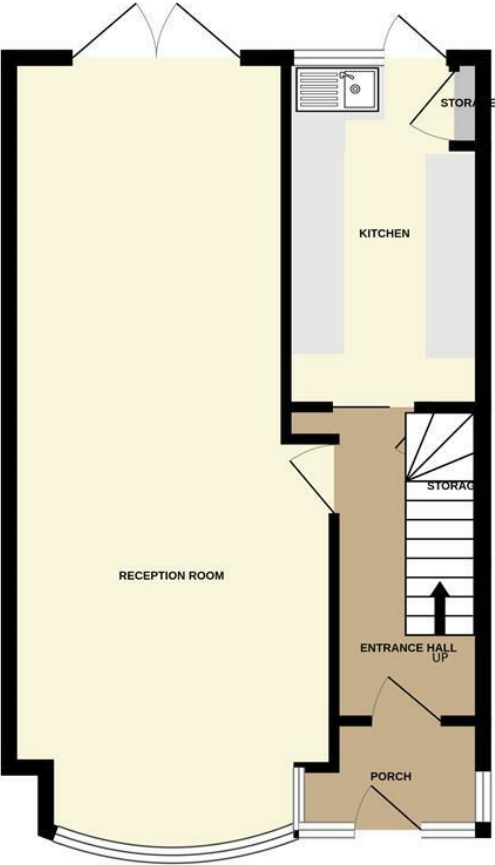
London Borough of Redbridge - Band D

AGENTS NOTE

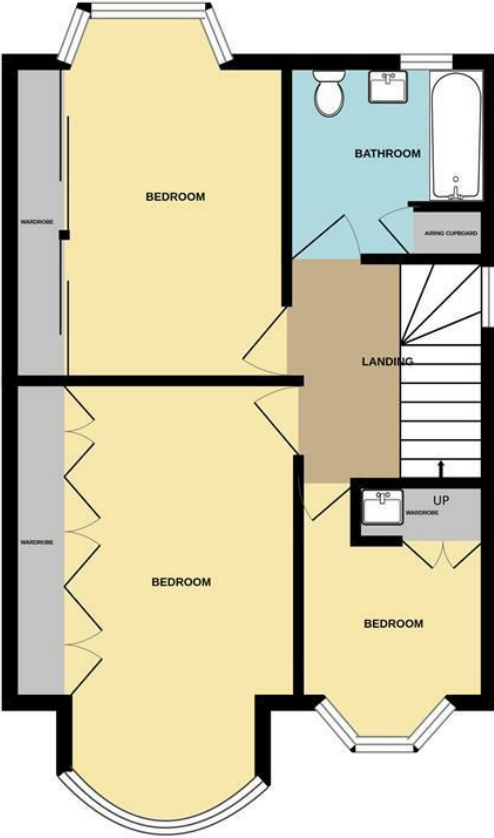
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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	

