



Mafeking Avenue, Newbury Park, IG2 7AP

£650,000





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- EPC RATING D
- Two reception rooms
- Two bathrooms
- Close to Newbury Park Station
- Four bedrooms
- Kitchen
- Off street parking

Sandra Davidson Estate Agents are pleased to present this end of terrace four bedroom family house located within close proximity of Seven Kings High School and convenient location near Newbury Park Station (Central Line - Zone 4). The property comprises: Four bedrooms, two reception rooms, good size kitchen and two family bathroom. The property also benefits from gas central heating, double glazing and off street parking. Viewings are recommended to avoid disappointment.



ENTRANCE

LOUNGE 24'5" x 14'2" (7.45m x 4.34m)

RECEPTION TWO 17'7" x 12'1" (5.36m x 3.70m)

CLOAKROOM

KITCHEN 23'6" x 8'11" (7.18m x 2.73m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 12'8" x 12'0" (3.87m x 3.68m)

BEDROOM TWO 12'1" x 11'8" (3.70m x 3.58m)

BEDROOM THREE 8'1" x 7'3" (2.47m x 2.22m)

BATHROOM 7'5" x 7'4" (2.27m x 2.26m)

STAIRS TO SECOND FLOOR

BEDROOM FOUR 18'9" x 15'2" (5.72m x 4.63m)

SHOWER ROOM 7'6" x 6'7" (2.31m x 2.01m)



EXTERIOR
OUTBUILDING
AGENTS NOTE

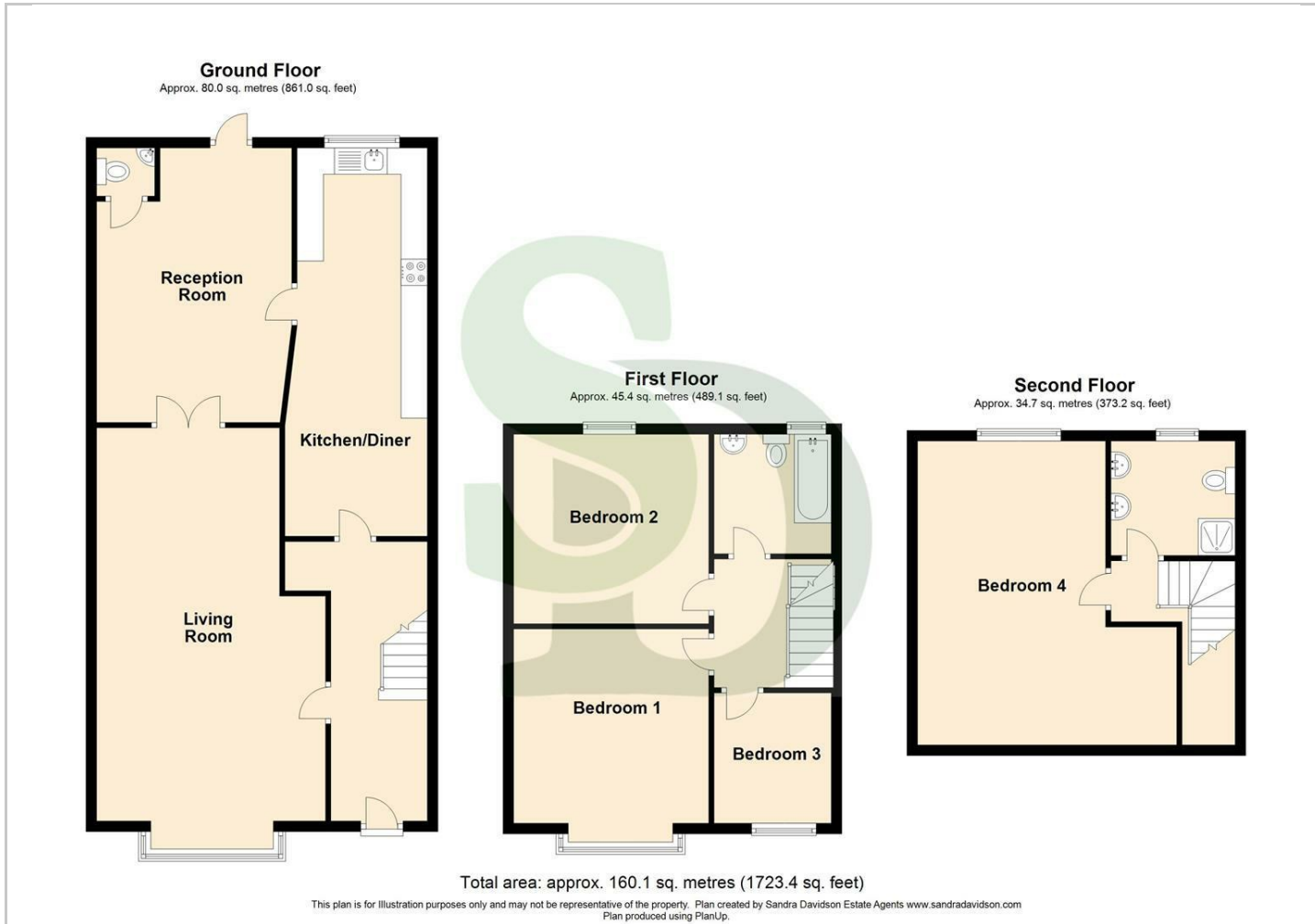
20' (6.10m)

Directions





Floor Plans



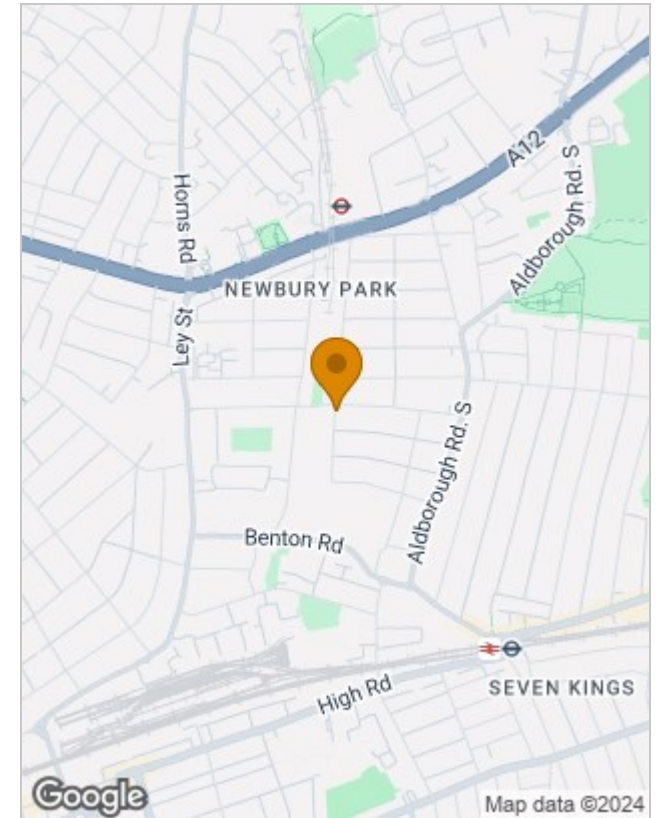
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	