



Bentley Drive, Newbury Park, IG2 6QD

Offers In The Region Of £550,000

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**** END OF TERRACE WITH DRIVEWAY AND GARAGE WITH POTENTIAL FOR EXTENSION AT THE REAR, SIDE, AND LOFT - WALKING DISTANCE NEWBURY PARK TUBE ****

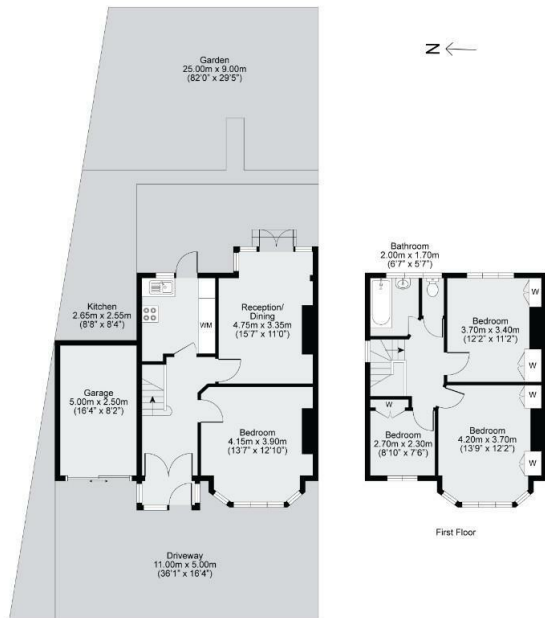
OC Homes is delighted to offer to the sales market, this lovely three bedroom end of terrace house with great potential, situated in a highly desirable location in Newbury Park. The property has great scope for development with potential for side and rear extensions as well as loft conversion (STPP). Accommodation comprises: Ground floor; entrance hallway, reception room (currently used as a bedroom), second reception / dining room, kitchen, and access to an east facing, over 80ft rear garden. The first floor comprises; three bedrooms, a family bathroom, and access to a large loft space that can be converted into an additional bedroom and bathroom (STPP). Externally there is a front garden with driveway and access to the garage to the front, and the large garden to the rear which can easily be extended into. The property is ideally located close to a number of transport links in Newbury Park with easy access to local amenities. The property is offered chain free and ideal for both first time buyers or buy to let investors. To arrange a viewing please call the OC Homes sales team.

- END OF TERRACE
- OFF STREET PARKING
- GARAGE
- POTENTIAL FOR DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- IDEAL FAMILY HOME
- CHAIN FREE

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Ground Floor

First Floor

COATED INTERIOR FINISHES
The majority of the property
109.5sqm / 1178.6sqft

TOTAL STORAGE SPACE
STORAGE AND WARDROBE AREAS
2.30sqm / 23.7sqft

OPTIONAL DRIVE DRIVE IN FRONT
Garage, 5.00m x 2.50m
182.0 sqm / 1959.0sqft

REDUCED FLOOR HEIGHT
Living room area: 1.5m
0.0 sqm / 0.0sqft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

