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56a Perkins Road  
Newbury Park, Essex IG2 7NQ  
Price guide £450,000



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## 56a Perkins Road, Newbury Park, Essex IG2 7NQ

\*\*\* Price Guide: £450,000 to £475,000 \*\*\* CHAIN FREE \*\*\* ARBON & MILLER are delighted to offer this superb newly built three double-bedroom detached family home located on the desirable Perkins Road, IG2. This spacious and beautifully finished property offers bright modern living throughout and is ideally positioned for excellent local schools including Seven Kings School and Oaks Park High School. Commuters benefit from outstanding transport links with Newbury Park Station close by, offering swift services into central London, along with convenient access to major bus routes and the A12. Residents also enjoy a wide range of nearby amenities, shops, parks and the Exchange Ilford shopping centre, making this the perfect home for families seeking comfort, convenience and quality in a sought-after location. (Certain images used in this material are AI-generated and are provided for illustrative purposes only. They may not accurately represent the property or final product.)

### ENTRANCE HALL

### SHOWER ROOM

OPEN PLAN LOUNGE/KITCHEN 25'3 x 15'1 (7.70m x 4.60m)

BEDROOM ONE 15'1 x 12'6 (4.60m x 3.81m)

### LANDING

BEDROOM TWO 17'9 x 16'1 (5.41m x 4.90m)

BEDROOM THREE 16'5 x 12'2 (5.00m x 3.71m)

### SHOWER ROOM

### AGENTS NOTE

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### AGENTS NOTE

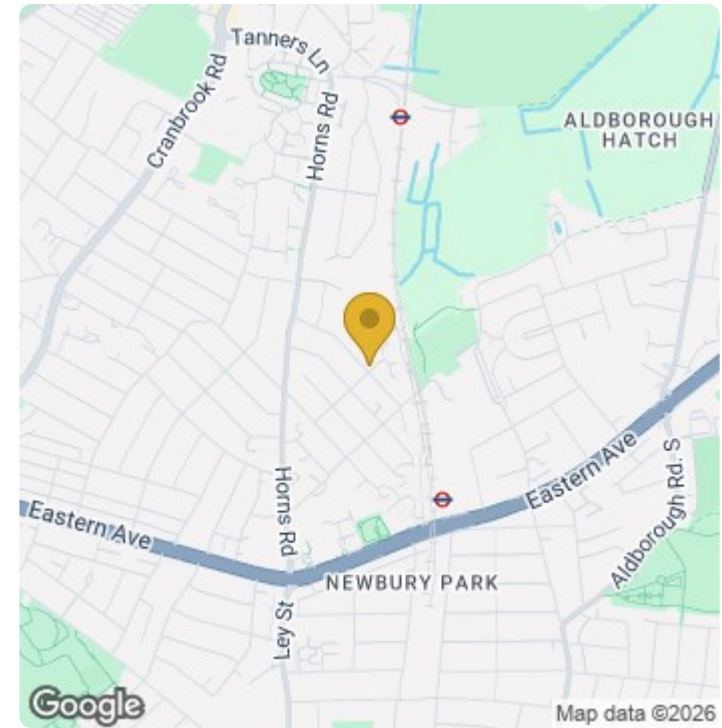
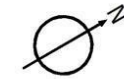
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these

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.



# Perkins Road, IG2

Approx. Gross Internal Area 1249 Sq Ft - 116.03 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 4/12/2025

## Energy Efficiency Rating

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



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