
A&M
ARBON MILLER
EST 1976
88 Oaks Lane
Newbury Park, Essex IG2 7PX
Price £525,000

86b High Street, Barkingside, Essex, IG6 2DR
Tel: **020 8551 4133** Fax: **020 8551 4621**

www.arbonandmiller.com
sales@arbonandmiller.com
lettings@arbonandmiller.com

88 Oaks Lane, Newbury Park, Essex IG2 7PX

Arbon & Miller are delighted to offer this three bedroom semi-detached home on Oaks Lane, in the heart of Newbury Park, for sale chain free. On the ground floor there's a welcoming reception room and a kitchen diner that opens into a bright conservatory, a lovely spot for family meals or relaxing while looking out over the garden. Upstairs are three bedrooms and the family bathroom. Off-street parking at the front completes the picture. The house is freehold, and with no onward chain it offers a straightforward purchase. Location is a real strength. Newbury Park Central line station is a short walk away, with direct trains to Stratford, the City and the West End, and the Elizabeth line is within easy reach at Seven Kings. The A12 is close by for quick road links to the A406 and M11. Families are well placed for schools: Oaks Park High School is on Oaks Lane itself, and William Torbitt, Aldborough and Newbury Park primary schools are all close by. Barkingside High Street, Gants Hill and Ilford town centre are close by for shops, cafés and restaurants, and Fairlop Waters and the Ilford War Memorial Gardens offer green space nearby. Early viewing is highly recommended.

ENTRANCE PORCH
Double glazed sliding door with fixed sidelight and window to either flank, entrance door with obscure glazed leaded light style insert leading to:

ENTRANCE HALL
Laminated wood strip flooring, double glazed window, stairs to first floor, storage cupboards understair, further storage cupoards (one housing boiler), doors to:

KITCHEN 12'2 x 10'10 (3.71m x 3.30m)
Range of wall and base units, working surfaces, cupboards and drawers, sink top with mixer tap, inset electric hob with extractor fan over, built-in oven, plumbing for washing machine and dishwasher, tiled walls, tiled spalshbacks, double glazed window to rear, further obscure glazed fixed window to rear, door to side access, double radiator.

RECEPTION ROOM 18'8 x 12'10 (5.69m x 3.91m)
Three light double glazed window, double radiator, door to kitchen, double glazed door with fixed sidelight and double glazed window either side leading to conservatory.

CONSERVATORY 11'6 x 8'10 (3.51m x 2.69m)
Tiled floor, various double glazed windows, double glazed door with fixed sidelight leading to rear garden.

FIRST FLOOR LANDING
Two double glazed windows, doors to:

BEDROOM ONE 12'10 x 10'10 (3.91m x 3.30m)
Range of fitted wardrobes to one wall with mirror fronted sliding doors, two light double glazed window, radiator.

BEDROOM TWO 10'10 x 9'10 (3.30m x 3.00m)
Two light double glazed window, radiator, built-in storage cupboard.

BEDROOM THREE 10'2 x 7'3 (3.10m x 2.21m)
Two double glazed windows, radiator, built-in storage cupboard, radiator.

BATHROOM 10'11" x 4'7" (3.35m x 1.40m)
Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, fully tiled walls, extractor fan, obscure double glazed window, laminated wood strip flooring.

SEPARATE WC
Fully tiled walls, low level wc, obscure double glazed window with fanlight over, laminated wood strip flooring.

REAR GARDEN
Paved patio area, outside light, remainder laid to lawn with mature trees and shrubs, brick built storage shed. gated side access.

FRONT GARDEN
Paved front garden providing MULTIPLE OFF STREET PARKING SPACES.

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.





Oaks Lane IG2

Approx. Gross Internal Area 1051 Sq Ft - 97.46 Sq M
Approx. Gross Wc/ Storage Area 45 Sq Ft - 4.18 Sq M



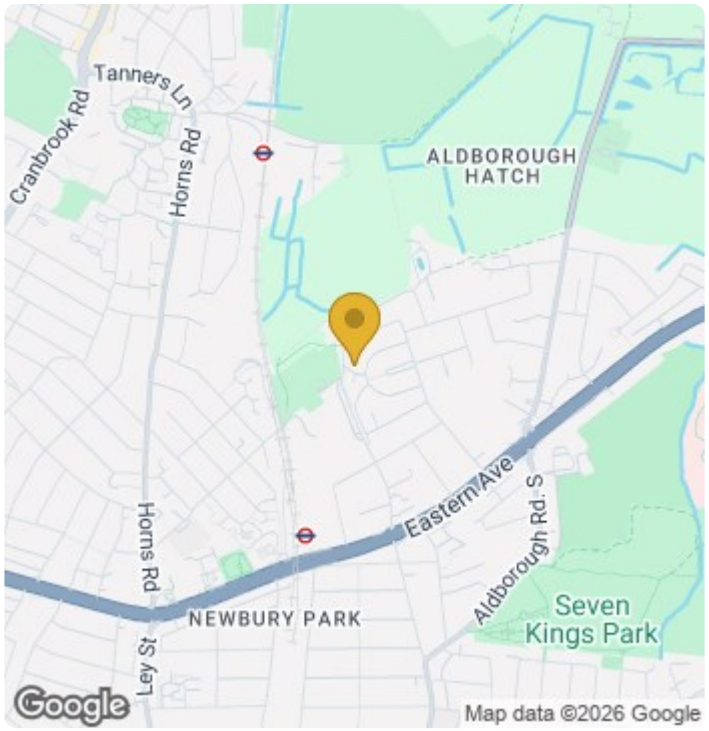
Ground Floor
Floor Area 597 Sq Ft - 55.46 Sq M

First Floor
Floor Area 454 Sq Ft - 42.18 Sq M

Certified Property Measurer

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: 10/11/2026



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	


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