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45 Yoxley Drive  
Newbury Park, Essex IG2 6PX  
Offers in the region of £500,000

## 45 Yoxley Drive, Newbury Park, Essex IG2 6PX

A well-presented three-bedroom mid-terrace home situated on the ever-popular Yoxley Drive in Newbury Park, IG2. This ideal family property benefits from off-street parking and is perfectly positioned for convenient living, with Newbury Park Underground Station (Central Line) just a short walk away, providing fast links into Central London. The area is well served by excellent local schools including Newbury Park Primary School and the highly regarded Seven Kings School, along with a variety of shops, supermarkets and everyday amenities nearby. Excellent road connections via the A12 offer easy access to the wider road network, making this a superb choice for commuters and families alike. Offering comfortable living space with scope to personalise, this property represents a fantastic opportunity in a sought-after location.

### ENTRANCE HALL

Obscure double glazed entrance door with fixed sidelight, coved cornice, picture rail, tiled floor, meter and storage cupboard understairs.

### KITCHEN

Range of base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, built-in oven with four ring gas hob and concealed extractor fan over, plumbing for washing machine, part tiled walls, tiled floor, wall mounted Valiant boiler, double glazed window with fanlight over, double glazed door to rear garden.

### REAR RECEPTION

Ornamental chimney breast, picture rail, radiator, double glazed double door to rear garden.

### FRONT RECEPTION

Three light double glazed bay with fanlights over, coved cornice, picture rail, radiator, fireplace surround with tiled insert, raised hearth and electric fire.

### FIRST FLOOR LANDING

Access to loft.

### BEDROOM ONE

Three light double glazed bay with fanlights over, radiator, open fireplace surround with tiled inset.

### BEDROOM TWO

Three light double glazed window, radiator, fireplace surround with tiled insert, large storage cupboard.

### BEDROOM THREE

Two light double glazed window, radiator, built-in storage cupboards.

### WET ROOM

Wall mounted thermostatically controlled shower unit, suspended wash hand basin, low level wc, upright heated towel rail, extractor fan, obscure double glazed window with fanlight over.

### REAR GARDEN

Paved patio with wooden balustrade and steps leading down to lawn area, wooden storage shed at rear.

### FRONT GARDEN

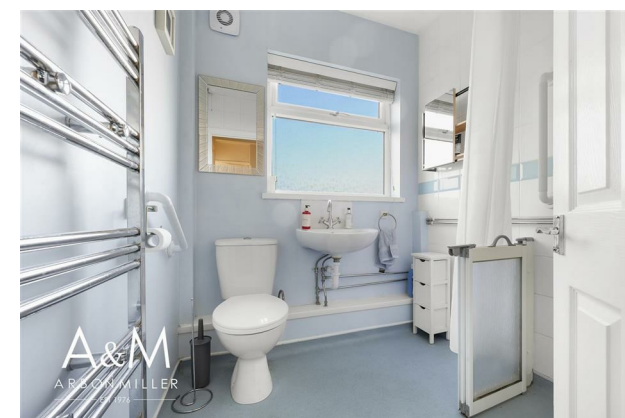
Providing MULTIPLE OFF STREET PARKING SPACES.

### 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.



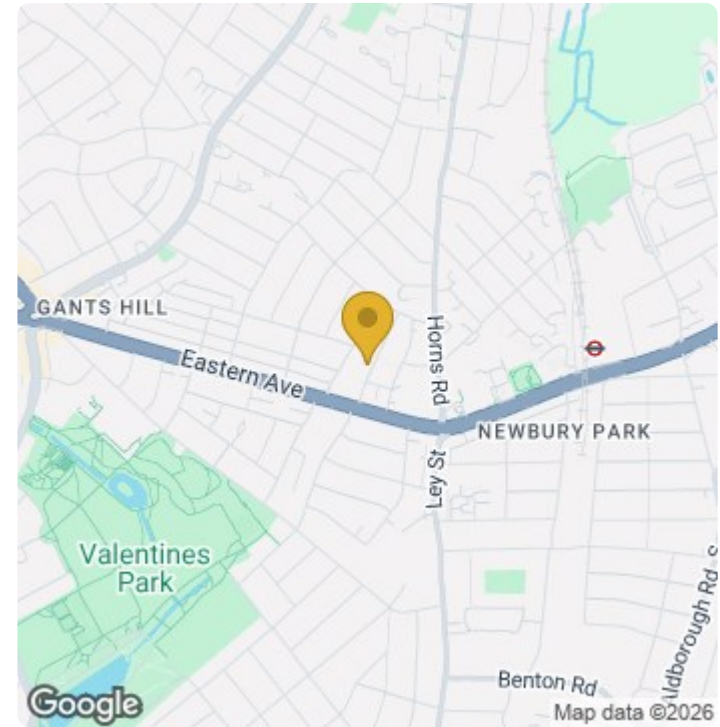
# Yoxley Drive, IG2

Approx. Gross Internal Area 964 Sq Ft - 89.56 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: 3/12/2022



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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