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81 Yoxley Drive
Newbury Park, Essex IG2 6PU
Price £575,000

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Situated on the sought-after Yoxley Drive, this beautifully presented three-bedroom end-of-terrace home offers spacious and well-maintained accommodation throughout, ideal for families and first-time buyers alike. The property boasts off-street parking and has been kept in immaculate condition, featuring a bright and airy reception space leading through to a conservatory extension that provides additional living and entertaining space overlooking the garden. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. Perfectly located within close proximity to local schools, shops and everyday amenities, the property also benefits from excellent transport links with nearby stations providing convenient access into Central London. An early viewing is highly recommended to fully appreciate the quality and location this wonderful home has to offer.

ENTRANCE PORCH

UPVC double glazed door with coloured leaded light inserts and leaded light style fixed sidelights and coloured leaded light style fanlights over, wood strip flooring, wall light point, UPVC double glazed obscure coloured leaded light door with obscure fixed sidelight to:

ENTRANCE HALL

Stairs to first floor, dado rail, wood strip flooring, double radiator, coved cornice, understairs storage cupboard, doors to:

RECEPTION ONE 12'10 x 12'2 (3.91m x 3.71m)

Five light leaded light style double glazed bay with coloured leaded light style fanlights over, stone fireplace surround with gas fire and concealed lighting, coved cornice, double radiator.

RECEPTION TWO 12'2 x 10'6 (3.71m x 3.20m)

Dado rail, fireplace with gas fire, wood strip flooring, coved cornice, double radiator, double glazed bi folding doors to:

CONSERVATORY 9'10 x 8'10 (3.00m x 2.69m)

Multiple double glazed windows with with coloured leaded light style fanlights over, wood strip flooring, double radiator, double glazed double doors leading to rear garden.

KITCHEN 8'6 x 6'11 (2.59m x 2.11m)

Range of wall and base units, granite working surfaces, cupboards and drawers, inset butler sink

with mixer tap, four burner induction hob with extractor fan over and tiled splashback, eye level oven, tiled floor, integrated microwave, dishwasher and fridge/freezer, spotlights to ceiling, wine fridge, plumbing for washing machine, UPVC double glazed door with sidelight and fanlight over.

FIRST FLOOR LANDING

Dado rail, coved cornice, access to loft, doors to:

BEDROOM ONE 12'6 x 11'2 (38.40m x 3.40m)

Five light leaded light style double glazed bay with with coloured leaded light style fanlights over, fitted wardrobes to one wall, double radiator, coved cornice.

BEDROOM TWO 12'2 x 11'6 (3.71m x 3.51m)

Four light double glazed window with fanlights over, fitted wardrobe units to one wall, radiator, coved cornice.

BEDROOM THREE 8'6 x 6'7 (2.59m x 2.01m)

Two light leaded light style double glazed window with with coloured leaded light style fanlights over, built-in storage unit, radiator, picture rail.

BATHROOM 6'3 x 5'11 (1.91m x 1.80m)

P shaped panel enclosed bath with mixer tap, additional mixer tap with shower attachment, rain forest shower head over and glass shower screen, close coupled wc, vanity unit with mixer tap and storage under, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, two light obscure double glazed window with fanlight over.

REAR GARDEN

approx 55ft, Raised paved patio area with metal railings, outside light, outside tap, paved walk way to rear with lawn area, mature trees, paved walk ways, two timber sheds on hardstanding (one with electric supply).

FRONT GARDEN

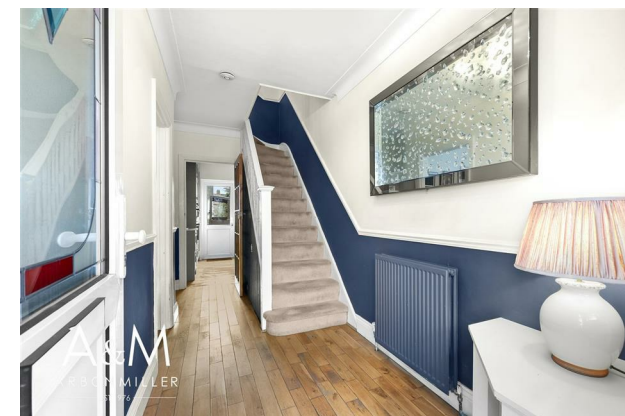
Front garden providing OFF STREET PARKING. Side access.

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.



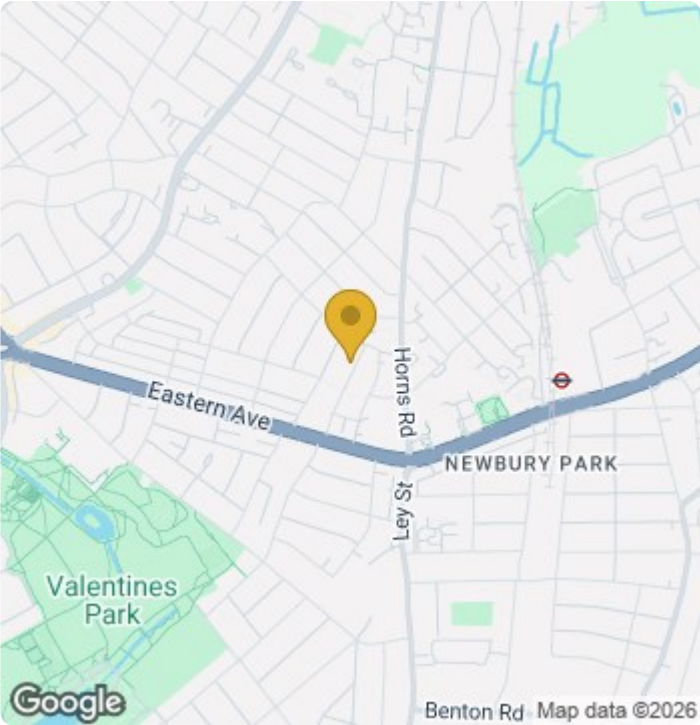
Yoxley Drive IG2

Approx. Gross Internal Area 983 Sq Ft - 91.32 Sq M
Approx. Gross Porch Area 19 Sq Ft - 1.77 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: 9/3/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

