



Cranley Drive, NEWBURY PARK, IG2 6AH
 Guide Price £565,000

Freehold



Council Tax: Band D
 Redbridge

Guide Price £565,000 - £575,000. Payne & Co are delighted to present this charming 1930s bay-fronted house. Ideally located near local schools, shops, bus routes, Valentines Park, and Newbury Park Underground Station. This lovely home features three bedrooms, a first-floor bathroom/WC, a spacious through lounge, a fitted kitchen, and off-street parking. The expansive rear garden, approximately 100ft in length, offers great potential for a rear extension (subject to the usual planning permissions). Don't miss the opportunity to view this fantastic family home—schedule your viewing today!

- Three Bedrooms
- First Floor Bathroom/WC
- Gas Central Heating
- 100' Rear Garden
- Fitted Wardrobes In Bedrooms

- Off Street Parking
- Through Lounge
- Double Glazing
- Ideal For First Time Buyers



GROUND FLOOR

Hallway

Though Lounge: 26' 0" x 13' 8" > 11' 7" (7.92m x 4.17m)

Kitchen: 12' 0" x 7' 5" (3.66m x 2.26m)

FIRST FLOOR

Bedroom One: 10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Two: 12' 3" x 9' 9" (3.73m x 2.97m)

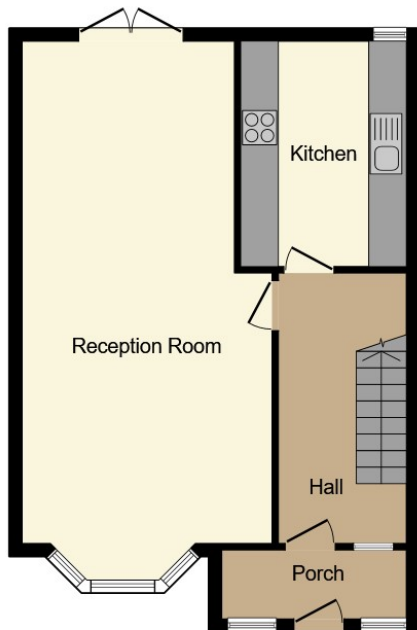
Bedroom Three: 7' 8" x 6' 10" (2.34m x 2.08m)

Bathroom: 7' 8" x 6' 3" (2.34m x 1.91m)

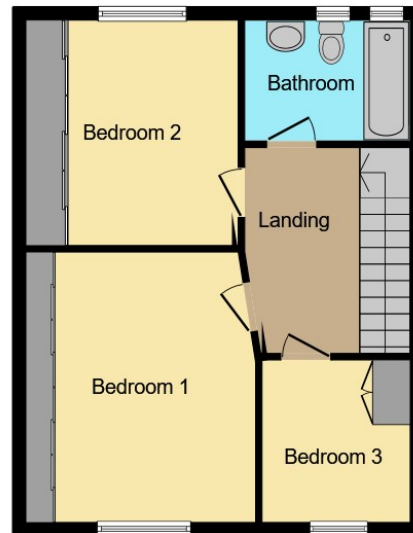
EXTERIOR

Off Street Parking

Rear Garden: Approx. 100'



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PAYNE & Co

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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	69	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC

