

PAYNE & Co

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Netley Road, NEWBURY PARK, IG2 7NT

Freehold

Guide Price £525,000



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Council Tax: Band D
Redbridge

Guide Price £525,000 - £550,000. For sale is this charming two-bedroom bungalow, ideal for first-time buyers, investors or families. The property boasts a modern open-plan kitchen with sleek grey gloss units, perfect for those who love to cook and entertain. The kitchen flows effortlessly into the through lounge, offering additional living space and a wonderful sense of openness. The reception room also provides ample dining space and access to the approx. 40ft rear garden, perfect for those summer barbeques or a peaceful morning coffee. The bungalow benefits from two bedrooms, with the primary bedroom featuring built-in wardrobes, providing excellent storage solutions. The bathroom is a four-piece suite, modern and stylish in design. Additional benefits include off-street parking and a garage with an electric up and over door, providing secure parking or additional storage. Located in a highly desirable area, the property is conveniently close to public transport links, local amenities, and nearby schools. This bungalow presents a fantastic opportunity, don't miss out!

- Two bedroom semi detached bungalow
- Approx 40ft rear garden
- Four-piece modern bathroom
- Garage with electric door
- Gas central heating

- Modern open-plan kitchen
- Through lounge
- Off-street parking
- Double glazing
- No onward chain

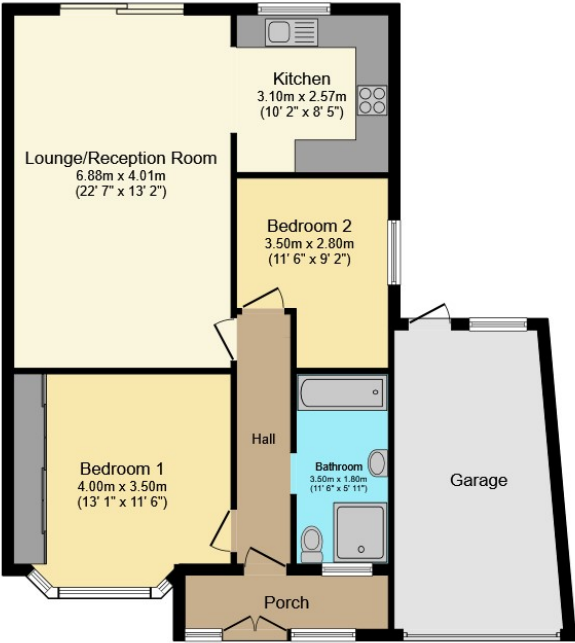


GROUND FLOOR

- Lounge/Reception Room: 22' 7" x 13' 2" (6.88m x 4.01m)
- Kitchen: 10' 2" x 8' 5" (3.10m x 2.57m)
- Bedroom One: 11' 6" x 13' 1" (3.51m x 3.99m)
- Bedroom Two: 9' 2" x 11' 6" (2.79m x 3.51m)
- Bathroom/WC: 5' 11" x 11' 6" (1.80m x 3.51m)

EXTERIOR

- Attached Garage
- Off Street Parking
- Approx. 40' Rear Garden
- Agents Note: The vendors confirm a minor subsidence claim led to underpinning, completed in 2020. The insurance claim has been settled per policy terms.



Floor Plan

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



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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.
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