

## Buntingbridge Road, NEWBURY PARK

£550,000

STATION LOCATION!! Nestled away from the hustle and bustle is this new build estate, perfectly located for Newbury Park underground station, local shops, supermarkets, restaurants and bus routes to Ilford town centre and mainline station with its Elizabeth Line transport links. This property is offered with no onward chain and benefits from double glazing, gas central heating, private rear garden with side access, detached garage en-bloc, large lounge and kitchen, ground floor WC, three bedrooms, one with en-suite shower/WC and family bathroom/WC. Service Charge £200 P.A. This would make a perfect family home or investment and is priced to sell so please call our Ilford sales team for your appointment to view.

- NO ONWARD CHAIN
- THREE BEDROOMS
- GARAGE EN-BLOC
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - C

## GROUND FLOOR

### ENTRANCE

Via double glazed front door to hallway.

### HALLWAY

Laminate flooring, radiator, wall mounted thermostat control, power points, stairs to first floor.



### GROUND FLOOR WC

Double glazed opaque casement window to front, tiled floor, radiator, close coupled WC, pedestal basin with tiled splashback.



### LOUNGE

15' 10" x 16' 1" (4.83m x 4.90m)

Two double radiators, power points, cupboard under stairs, coving to ceiling, double glazed double doors with matching casement sidelights leading to garden.



## KITCHEN

9' x 12' 8" (2.74m x 3.86m)

Double glazed picture and casement window to front, tiled floor, double radiator, range of eye and base units with rolled edge worktops, tiled splashback, one and a quarter bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine, electric oven, gas hob, extractor hood, halogen spotlights to ceiling.



## FIRST FLOOR

### LANDING

Open balustrade staircase, single radiator, cupboard housing boiler, access to loft.

### BEDROOM ONE

13' maximum x 11' 4" maximum (3.96m x 3.45m)

Double glazed picture and casement window to front, double radiator, power points, fitted wardrobes with sliding mirror doors, cupboard over stairs.



### EN-SUITE SHOWER/WC

Tiled floor, double radiator, close coupled WC, pedestal basin with mixer tap, cubicle with thermostatically controlled shower over, extractor fan.



### BEDROOM TWO

8' 10" maximum x 10' 2" maximum (2.69m x 3.10m)

Double glazed picture and casement window to rear, single radiator, power points.



### BEDROOM THREE

6' 11" maximum x 10' maximum (2.11m x 3.05m)

Double glazed picture and casement window to rear, single radiator, power points.



### FIRST FLOOR BATHROOM/WC

6' 6" x 6' 8" (1.98m x 2.03m)

Single radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap, shower attachment and shower screen, part tiled walls, shave socket, extractor fan.



## EXTERIOR

### REAR GARDEN

Approximately 45' with patio area, artificial lawn, shed, side access.



### DETACHED GARAGE EN-BLOC


8' 7" x 17' 4" (2.62m x 5.28m)

Accessed via cantilever door.

### AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

### What's Next?

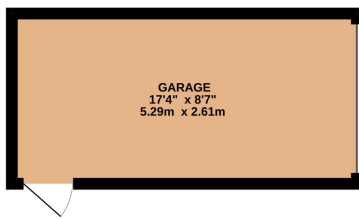
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

### Disclaimer

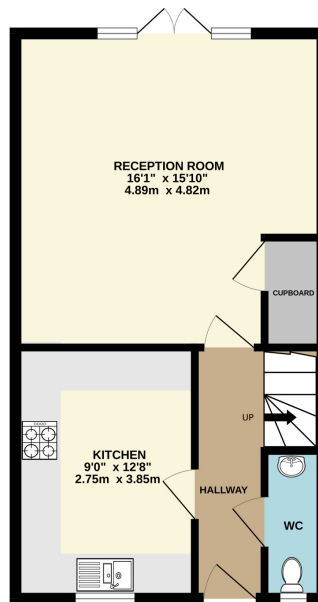
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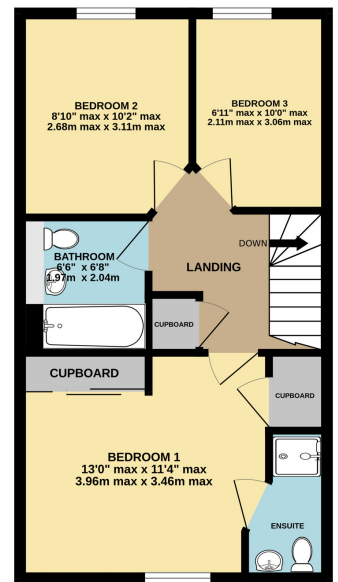
GARAGE  
149 sq.ft. (13.8 sq.m.) approx.



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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