

PAYNE & Co

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Stainforth Road, NEWBURY PARK, IG2 7EH

Freehold

£650,000



Council Tax: Band D  
Redbridge

This immaculate end of terrace house is now available for sale. The property boasts four well-proportioned bedrooms, one of which includes an en-suite. The residence also comprises a reception room that is spacious and welcoming. The open-plan kitchen is a highlight, flooded with natural light and featuring a kitchen island and bi-folding doors leading to the garden, ideal for entertaining or casual dining.

The property's unique features include off-street parking and a low maintenance rear garden, adding to the appeal of this home. Excellently located, the house sits within a sought-after area with proximity to public transport links, local amenities, and Seven Kings Park. It is also within close proximity to popular schools, making it an ideal home for a growing family. This house is a rare opportunity to secure a home in a convenient and desirable location. The property's condition and features have to be viewed to be fully appreciated.

- Four bedrooms
- Bi-fold doors to garden
- End of terrace house
- Sought after location
- Off Street Parking
- Extended open-plan kitchen
- En-suite to primary bedroom
- Ideal family home





GROUND FLOOR

Hallway  
Reception: 12' 8" x 12' 4" into bay 3.86m x 3.76m)  
Kitchen Diner: 18' 6" x 23' 8" (5.64m x 7.21m)  
Ground Floor WC

FIRST FLOOR

Bedroom One: 11' 6" x 12' 11" into bay (3.51m x 3.94m)  
Bedroom Two: 11' 5" x 13' (3.48m x 3.96m)  
Bedroom Three: 6' 8" x 7' 8" (2.03m x 2.34m)  
First Floor Bathroom/WC

SECOND FLOOR

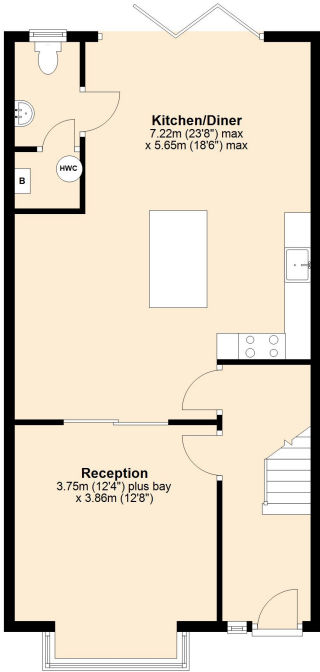
Bedroom Four: 13' 11" x 20' 4" (4.24m x 6.20m)  
Second Floor bathroom/WC

EXTERIOR

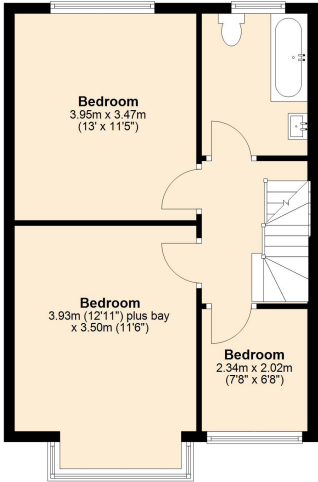
Off Street Parking  
Rear Garden



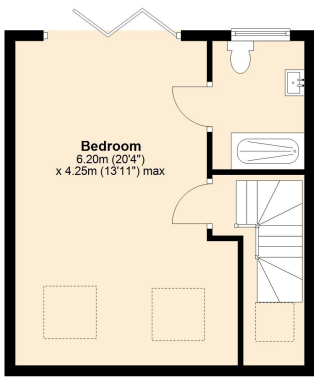
Ground Floor  
Approx. 63.3 sq. metres (681.6 sq. feet)



First Floor  
Approx. 45.6 sq. metres (490.3 sq. feet)



Second Floor  
Approx. 33.1 sq. metres (356.4 sq. feet)



Total area: approx. 142.0 sq. metres (1528.5 sq. feet)

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.  
Plan produced using PlanUp.

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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       | 82        |
| (81-91)                                     |         |           |
| (69-80)                                     | B       | 67        |
| (55-68)                                     | C       |           |
| (39-54)                                     | D       | E         |
| (21-38)                                     | F       |           |
| (1-20)                                      | G       |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |



