



Abbey Road, NEWBURY PARK

£350,000

CALLING ALL FIRST TIME BUYERS!! This two bedroom, ground floor maisonette benefits from own front door, double glazing, gas central heating, modern fitted shower room/WC and kitchen with large utility/pantry storage area, two double bedrooms and lounge opening to double glazed conservatory which overlooks a well stocked garden which has been designed and planted by the current owners and makes an ideal entertaining space. The property is conveniently located for Newbury Park underground station with its major transport links, local shops, restaurants and major bus routes to Ilford town centre and mainline station with the oncoming Elizabeth Line. Priced to sell so please call our Ilford sales team for more information and an appointment to view as soon as possible.

- GROUND FLOOR MAISONETTE
- OWN FRONT DOOR
- TWO BEDROOMS
- CONSERVATORY
- OWN REAR GARDEN
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed front door to hallway.

HALLWAY

Laminate flooring, double radiator, cupboard under stairs housing fuses and meters.

LOUNGE

10' 1" x 12' 3" (3.07m x 3.73m)

Laminate flooring, double radiator, picture rail, open to double glazed conservatory.



DOUBLE GLAZED CONSERVATORY

7' 3" x 7' 5" (2.21m x 2.26m)

Casement window to rear, laminate flooring, double radiator, double doors to rear garden.



KITCHEN

8' 10" x 11' 10" (2.69m x 3.61m)

Double glazed casement window to rear, range of eye and base units in a high gloss white finish, rolled edge worktops, sink with single drainer and mixer tap, concealed lighting, Bosch electric oven, microwave grill and induction hob, extractor hood, wall mounted boiler, LED spotlights to ceiling, double glazed door to garden



UTILITY ROOM/PANTRY

2' 10" x 9' 9" (0.86m x 2.97m)

Laminate flooring, shelving, plumbing for washing machine.

BEDROOM ONE

10' 11" to alcove x 14' to bay (3.33m x 4.27m)

Double glazed round bay window to front, three double radiators, power points, coving to ceiling.



BEDROOM TWO

9' 9" x 9' 10" (2.97m x 3.00m)

Double glazed picture and casement window to front, laminate flooring, single radiator, power points.



SHOWER ROOM/WC

Double glazed opaque picture and casement window to front, encaustic tiled floor, tiled walls, towel radiator, close coupled WC, quadrant shower cubicle with thermostatically controlled shower over, vanity sink unit with ceramic wash basin and mixer tap, wall mirror unit with lighting, LED spotlights to ceiling, extractor fan.



EXTERIOR

FRONT GARDEN

Planted with flowers and shrubs.

REAR GARDEN

19' 8" x 25' 7" (5.99m x 7.80m)

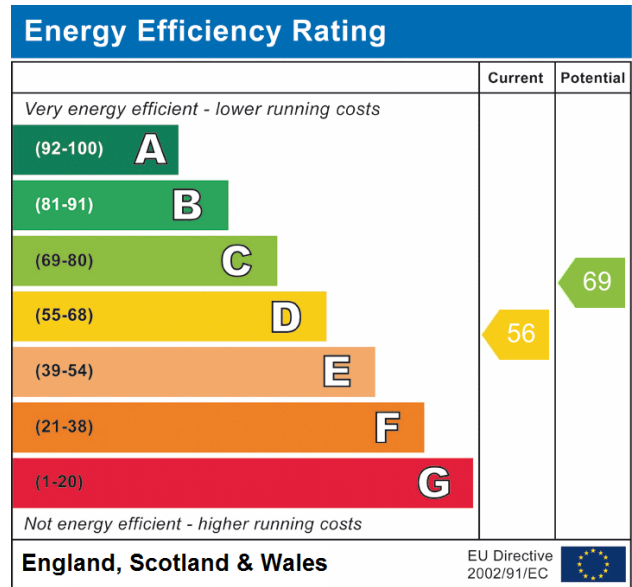
Paved patio area, steps down, raised flower borders within railway sleepers, gravel path, greenhouse, outside sensor light and water tap.



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 £150 from the company we recommend.

EPC



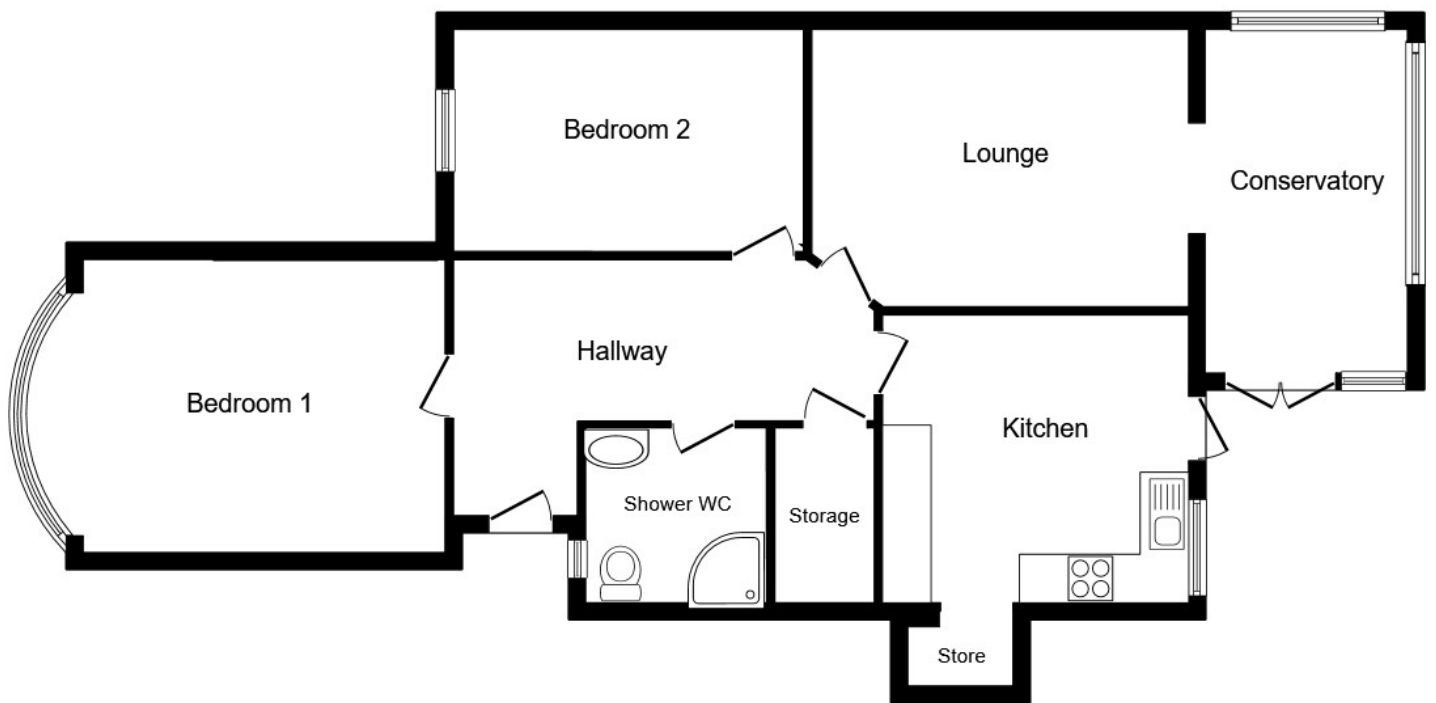
What's Next?

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

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.