

PAYNE & Co

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Church Road, NEWBURY PARK, IG2 7ET

Freehold

Guide Price £550,000



3



1



2



D

Council Tax: Band D  
Redbridge

Guide Price: 550,000 - £575,000. Presenting this end of terrace house, that is currently listed for sale. This property features a total of two reception rooms, providing ample space for both entertainment and relaxation. The single kitchen is practical and functional, catering to all your culinary needs. The property boasts three bedrooms, ready to accommodate a family or serve as guest rooms for visiting friends and relatives. There is one bathroom, providing convenience and ease for household members. Notably, the property provides side access, adding to its practicality and functionality. The location of this house is particularly advantageous. It is ideally situated with public transport links in proximity, offering easy commute options from Newbury park Station. Furthermore, its closeness to local schools makes it a great choice for families with school-going children. Additionally, local amenities are within easy reach, providing access to essential services and recreational spots. In summary, this end of terrace house represents a solid choice for potential buyers, thanks to its good condition, number of rooms, and favourable location. This end of terrace house is a must-see for those seeking a property with potential and a great location. Schedule your viewing today!

- No Onward Chain
- Three Bedrooms
- First Floor Bathroom
- Detached Garage

- End of Terrace House
- Two Receptions
- Separate WC
- Close to Newbury Park Station





GROUND FLOOR

- Hallway
- Reception One: 12' 2" x 12' 1" (3.71m x 3.68m)
- Reception Two: 11' 5" x 12' 1" (3.48m x 3.68m)
- Kitchen: 7' x 8' 7" (2.13m x 2.62m)

FIRST FLOOR

- Bedroom One: 11' 9" x 12' 6" (3.58m x 3.81m)
- Bedroom Two: 11' 2" x 12' 1" (3.40m x 3.68m)
- Bedroom Three: 6' 10" x 8' 5" (2.08m x 2.57m)
- First Floor Bathroom: 4' 4" x 6' 6" (1.32m x 1.98m)
- First Floor WC

EXTERIOR

- Rear Garden
- Detached Garage: 8' 2" x 19' 8" (2.49m x 5.99m)



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](http://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.
- 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			85
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F		59	
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	