



Spearpoint Gardens, Ilford, IG2 7SZ

Offers In The Region Of £500,000



**3 BEDROOM END OF TERRACE WITH LOFT CONVERSION IN NEWBURY PARK **

*GUIDE PRICE - £500,000 TO 550,000 *

OC Homes is delighted to offer to the sales market this three-bedroom end-of-terrace house, which is situated in a sought-after location on Spearpoint Gardens, off Aldborough Road North in Newbury Park. The property is an original three-bedroom end-of-terrace with the loft converted to offer a loft room which is currently used as a fourth bedroom.

The accommodation comprises the ground floor - entrance hallway, reception room, kitchen, dining room, ground floor w/c, and a paved rear garden with a garage to the side. The first floor has three bedrooms, and a four-piece bathroom, with stairs leading up to the loft room. Externally there is an 80ft southeast facing rear garden and a front garden with access to side return.

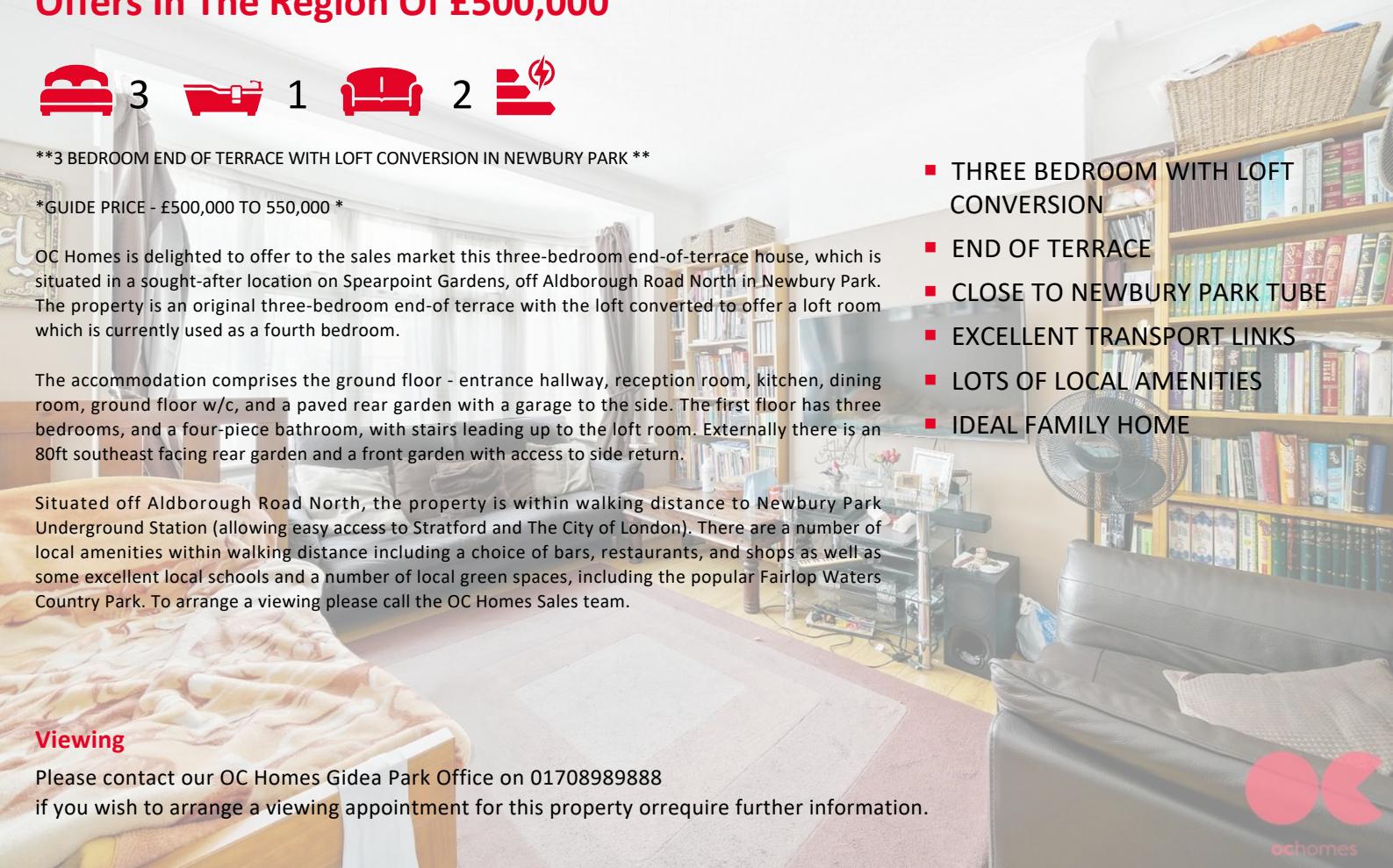
Situated off Aldborough Road North, the property is within walking distance to Newbury Park Underground Station (allowing easy access to Stratford and The City of London). There are a number of local amenities within walking distance including a choice of bars, restaurants, and shops as well as some excellent local schools and a number of local green spaces, including the popular Fairlop Waters Country Park. To arrange a viewing please call the OC Homes Sales team.

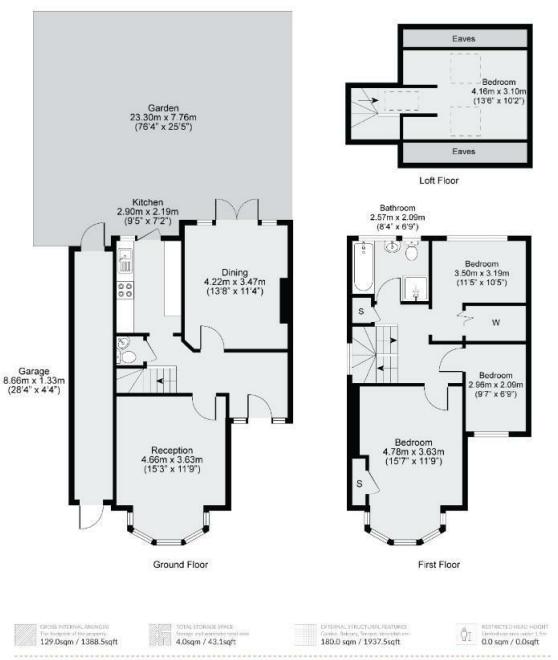
- THREE BEDROOM WITH LOFT CONVERSION
- END OF TERRACE
- CLOSE TO NEWBURY PARK TUBE
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888

if you wish to arrange a viewing appointment for this property or require further information.





The chart displays the Energy Efficiency Rating scale, ranging from A (top) to G (bottom). The scale is color-coded: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). The text 'Very energy efficient - lower running costs' is at the top, and 'Not energy efficient - higher running costs' is at the bottom.

| Rating | Color | Description |
|--------|--------------|---|
| A | Green | Very energy efficient - lower running costs |
| B | Light Green | |
| C | Yellow-Green | |
| D | Yellow | |
| E | Orange | |
| F | Red-Orange | |
| G | Red | Not energy efficient - higher running costs |

Environmental Impact (CO₂) Rating

| Rating | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | Current | Potential |
| (81-91) B | Current | Potential |
| (69-80) C | Current | Potential |
| (55-68) D | Current | Potential |
| (39-54) E | Current | Potential |
| (21-38) F | Current | Potential |
| (1-20) G | Current | Potential |
| Not environmentally friendly - higher CO ₂ emissions | | |

EU Directive 2002/81/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.