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8 Cotswold Gardens  
Newbury Park, Essex IG2 7DW  
Price guide £525,000



## 8 Cotswold Gardens, Newbury Park, Essex IG2 7DW

GUIDE PRICE: £525,000 - £550,000. Arbon & Miller are delighted to offer this VACANT three-bedroom terraced family home, ideally situated within a prime residential turning in Newbury Park, with no ongoing chain.

The property features attractive external character with double bay windows and a gabled frontage, and offers well-proportioned accommodation throughout. The ground floor comprises two spacious reception rooms, providing excellent living and dining space, along with a well-appointed kitchen overlooking the rear garden.

To the first floor there are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a large rear garden with a summer house offering useful storage, while the front provides off-street parking via a private driveway.

The property offers excellent potential for further development, including a substantial rear extension and/or loft conversion (subject to the usual planning consents), making it an ideal long-term family home.

Perfectly positioned, the property is within close proximity of Newbury Park Underground Station (Central Line), along with several well-regarded schools, including Seven Kings School, Oaks Park High School, and Newbury Park Primary School, as well as local shops and amenities.

A fantastic opportunity to acquire a well-located home with significant potential. Early viewing is highly recommended.

### ENTRANCE HALL 14'4 x 6' to extremes (4.37m x 1.83m to extremes)

Obscure double glazed entrance door with fixed sidelight, wood strip style flooring, picture rail, dado rail, radiator, meter and storage cupboard, storage/pantry cupboard, obscure multi glazed door to:

### FRONT RECEPTION 14'2 into bay x 11' (4.32m into bay x 3.35m)

Five light double glazed bay with obscure double glazed fanlights over, picture rail, wood strip style flooring, radiator.

### REAR RECEPTION 15'1 x 10'5 (4.60m x 3.18m)

Ornamental tiled fireplace surround with mantle, picture rail, radiator, wood strip style flooring, double glazed door with fixed sidelights and obscure fanlight over to rear.

### KITCHEN 12'4 x 6' (3.76m x 1.83m)

Range of high gloss base and wall units, working surfaces, cupboards and drawers, sink bowl with mixer tap, built-in oven with gas hob and canopy extractor hood over, plumbing for washing machine, part tiled walls, radiator, picture rail, double glazed door with fixed sidelight and obscure fanlight over to rear garden.

### FIRST FLOOR LANDING 6'9 x 6'4 (2.06m x 1.93m)

Access to loft, wood strip style flooring, double radiator, dado rail.

### BEDROOM ONE 14'2 into bay x 10'9 (4.32m into bay x 3.28m)

Five light double glazed bay with obscure double glazed fanlights over, wood strip style flooring, picture rail, radiator.

### BEDROOM TWO 11'11 x 10'4 (3.63m x 3.15m)

Three light double glazed window with fanlights over, sliding doors to wardrobes cupboards in chimney breast recess (one housing gas fired combi boiler) and overhead storage, wood strip style flooring, picture rail.

### BEDROOM THREE 7'11 x 5'9 (2.41m x 1.75m)

Two light double glazed oriel bay with obscure double glazed fanlight over, wood strip style flooring, picture rail.

### FEATURE BATHROOM/WC '8 x 6'2 ('2.44m x 1.88m)

P shaped panel enclosed bath with glazed side screen, electric shower unit and mixer

tap, low level wc, pedestal wash hand basin with mixer tap, tiled walls, tiled floor, extractor fan, two light obscure double glazed window, radiator.

### REAR GARDEN

Paved patio area, outside tap, steps leading down to side path, established trees and shrubs, substantial timber summerhouse at rear with glazed double doors and fixed sidelights.

### FRONT GARDEN

Providing CAR PARKING SPACE.

### COUNCIL TAX

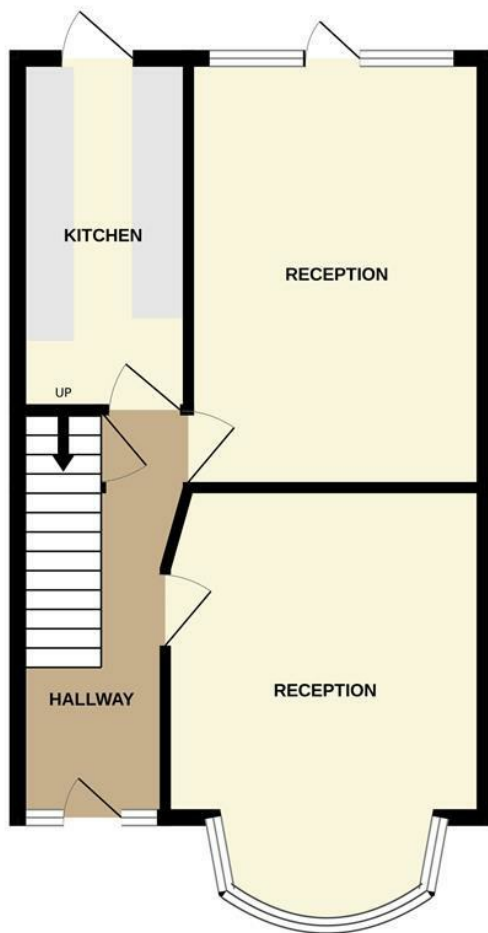
London Borough of Redbridge - Band

### AGENTS NOTE

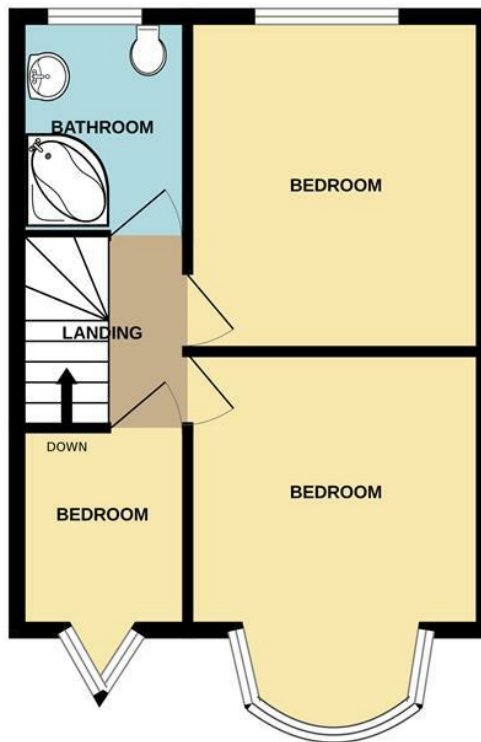
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

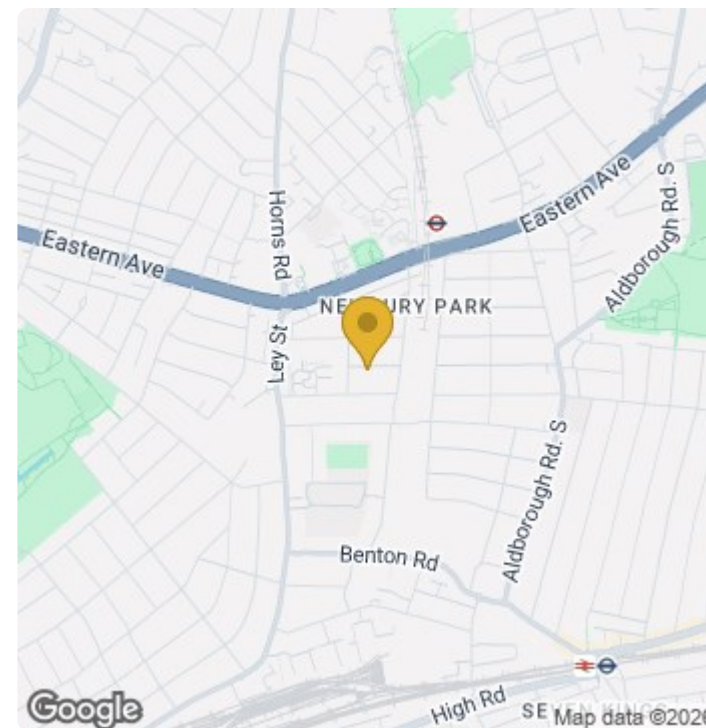


1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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## Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           | <b>88</b>                                                                                                     |
| (69-80) <b>C</b>                            | <b>71</b> |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |



