
A&M
ARBONMILLER
EST 1976
10 Perkins Road
Newbury Park, Essex IG2 7NJ
Price £435,000

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10 Perkins Road, Newbury Park, Essex IG2 7NJ

*** NO ONGOING CHAIN *** Arbon & Miller welcome you to Perkins Road - This charming terrace house located in the sought-after area of Newbury Park. This delightful property boasts a cottage styling, offering a cosy and inviting atmosphere that will make you feel right at home. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property features two lovely bedrooms, providing ample space for a small family or guests staying over. The house also includes a well-maintained bathroom, ensuring your comfort and convenience. Potential for further development by way of Loft Extension sstp. One of the highlights of this property is the low maintenance rear garden, ideal for those who appreciate outdoor space but prefer not to spend hours on upkeep. Imagine enjoying a cup of tea or hosting a barbecue in this tranquil setting. Conveniently located near Barkingside and Newbury Park Central Line stations, commuting to work or exploring the city is a breeze. Whether you're a first-time buyer, a small family, or looking for a cozy retreat, this end terrace house offers a wonderful opportunity to create lasting memories in a lovely neighbourhood.

ENTRANCE PORCH
Double glazed entrance door with fixed fanlight over, obscure glazed door with fixed fanlight over leading to:

ENTRANCE HALL
Stairs to first floor, radiator, coved cornice, doors to:

LOUNGE 25'3 x 11'2 (7.70m x 3.40m)
Three light double glazed window, coved cornice, feature wooden fireplace surround with brick hearth and insert, radiator, further double glazed window to rear, obscure glazed multi paned door leading to:

KITCHEN 9'2 x 7'10 (2.79m x 2.39m)
Range of wall and base units, working surfaces, cupboards and drawers, sink top with mixer tap, built-in oven with gas hob and extractor fan above, part tiled walls, recess for fridge/freezer, plumbing for washing machine, radiator, double glazed window, double glazed door to rear garden, wall mounted boiler, inset spotlights to ceiling.

FIRST FLOOR LANDING
Access to loft, doors to:

BEDROOM ONE 14'1 x 11'2 (4.29m x 3.40m)
Fitted wardrobes to one wall with inset chest of drawers and cupboards over, two double glazed windows, radiator.

BEDROOM TWO 11'2 x 8'6 (3.40m x 2.59m)
Double glazed window, radiator, built-in wardrobe cupboard.

BATHROOM 9'6 x 8'2 (2.90m x 2.49m)
Wood panel enclosed bath, wash hand basin with cupboard under and mixer tap, low level wc, two light obscure double glazed window, part tiled walls, radiator, airing cupboard.

REAR GARDEN
Paved rear garden, pedestrian rear access, door to storage shed with window to rear, trees and shrubs.

FRONT GARDEN
Paved front garden.

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.

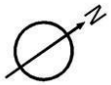


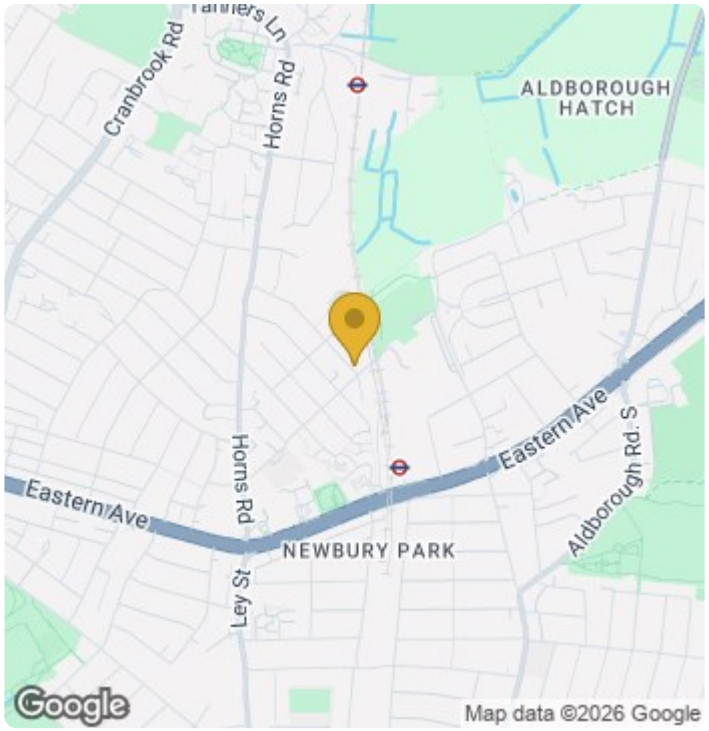


Perkins Road, IG2

Approx. Gross Internal Area 850 Sq Ft - 78.97 Sq M



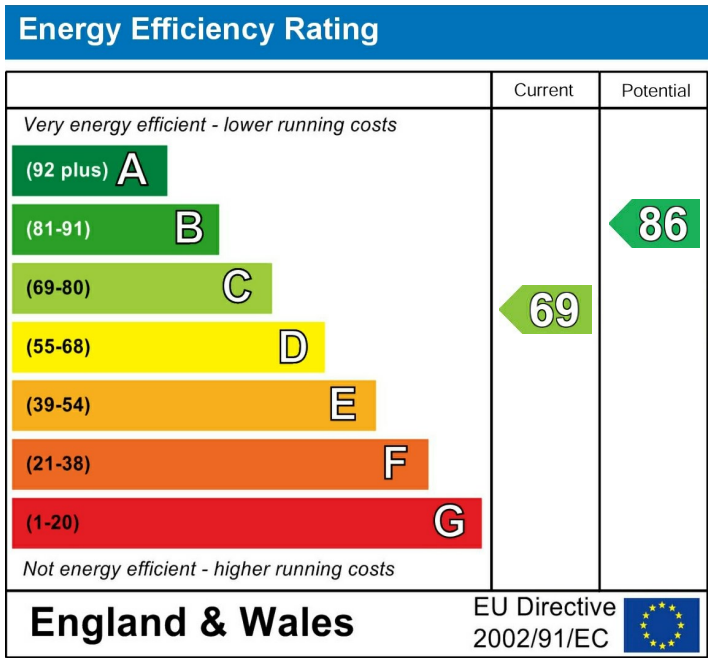




Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 15/5/2026




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