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28 Roy Gardens
Newbury Park, Essex IG2 7QQ
Price guide £550,000

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*** PRICE GUIDE £550,000 - £575,000 *** ARBON & MILLER are Delighted to bring to market - ROY GARDENS, Newbury Park IG2, is a charming mid-terrace home that beautifully blends period character with modern living. Enhanced by a rear extension, the property offers generous ground-floor accommodation, including a convenient cloakroom and two reception rooms, while the landscaped rear garden provides an inviting space for relaxation and outdoor entertaining. Period features add warmth and personality throughout, and the benefit of off-street parking adds everyday practicality. Ideally located just a short walk from Newbury Park Underground Station on the Central line, the home offers excellent commuter links, while families will appreciate the proximity to well-regarded schools such as Newbury Park Primary, Seven Kings School and Oaks Park High. Perfectly positioned and full of character, this is a superb opportunity for buyers seeking comfort, convenience and charm in the heart of IG2.

ENTRANCE PORCH

Wooden entrance door with obscure leaded light style coloured fixed sidelights and fanlights, multi glazed obscure wooden door with obscure fixed fanlights and sidelights leading to:

ENTRANCE HALL

Wood strip flooring, coved cornice, picture rail, radiator, stairs to first floor, understairs cupboard, doors to:

LOUNGE 15'5 x 12'10 (4.70m x 3.91m)

Five light bay with obscure leaded light fanlights over, radiator, coved cornice, picture rail, feature fireplace with tiled hearth and gas fire.

DINING ROOM 14'9 x 10'10 (4.50m x 3.30m)

Fireplace with tiled hearth and electric fire, picture rail, coved cornice, wood strip flooring, multi paned leaded light double glazed with coloured leaded light fixed sidelights and fanlights over leading to:

BREAKFAST ROOM 12'6 x 9'2 (3.81m x 2.79m)

Wood strip flooring, double radiator, three wall light points, three light double glazed window with fanlight over, double glazed double doors leading to rear garden, door to cloakroom/utility room, open to kitchen.

CLOAK/UTILITY ROOM

Wall mounted Vaillant boiler, low level wc, vanity unit with wash hand basin and mixer tap, double

radiator, plumbing for washing machine, vent for tumble dryer, work surface, obscure double glazed window, wall light point.

KITCHEN 11'6 x 7'7 (3.51m x 2.31m)

Range of wall and base units, working surfaces, cupboards and drawers, four burner electric hob with extractor fan over, undercounter oven, plumbing for dishwasher, one and half bowl stainless steel sink top unit with mixer tap, tiled splashbacks, spotlights to ceiling, understairs storage cupboard.

FIRST FLOOR LANDING

Picture rail, airing cupboard, doors to:

BEDROOM ONE 17'1 x 11'10 (5.21m x 3.61m)

Five light bay with obscure leaded light fanlights over, radiator, picture rail, feature fireplace with tiled surround.

BEDROOM TWO 13'1 x 10'6 (3.99m x 3.20m)

Picture rail, radiator, three light double glazed window with leaded light style fanlights over, feature fireplace surround.

BEDROOM THREE 9'6 x 6'11 (2.90m x 2.11m)

Three light window with obscure leaded light fanlights over, picture rail, obscure glazed window to flank, radiator.

BATHROOM

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and

mixer tap, low level wc, part tiled walls, separate glazed shower enclosure with mixer tap, hand held shower attachment with rainforest shower head, heated towel rail, spotlights to ceiling, extractor fan, access to loft, two light obscure leaded light style double glazed window, further obscure leaded light style double glazed window.

REAR GARDEN

Approx 78' well maintained rear garden with paved patio area, mature tree and shrub borders, lawn area, paved pathway leading to rear, shed on hardstanding. Pedestrian rear access, outside light, outside tap, outside power.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Mature tree and shrub borders.

COUNCIL TAX

London Borough of Redbridge - Band E

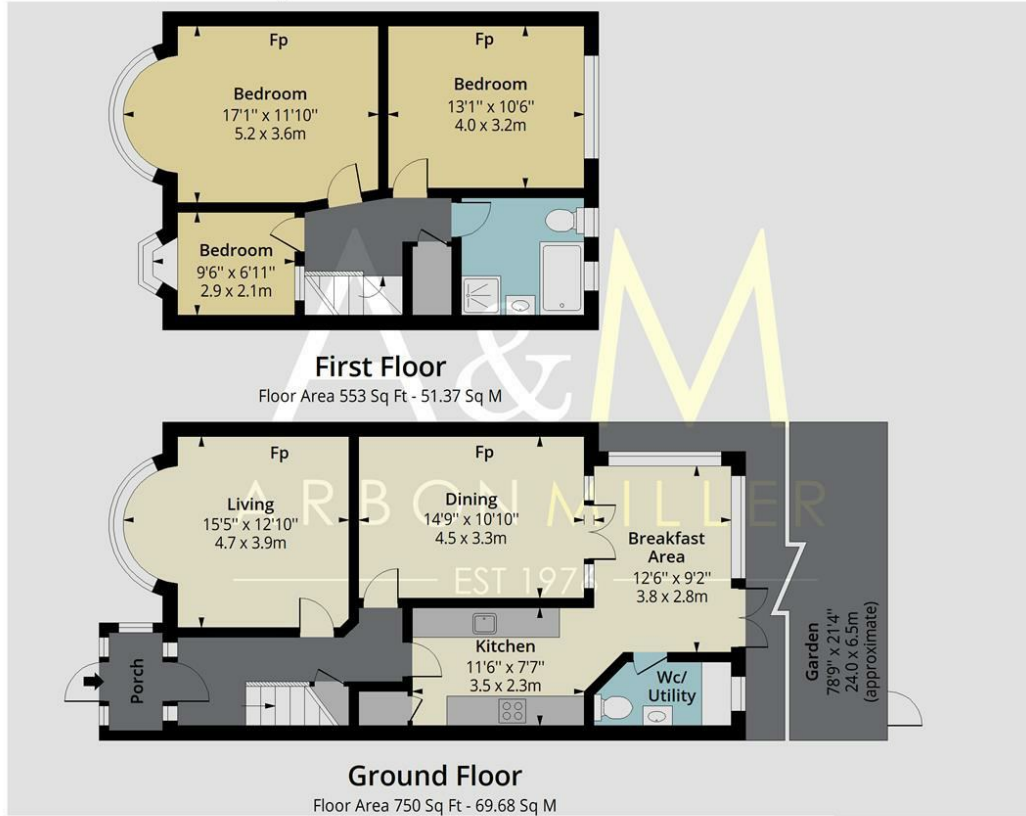
AGENTS NOTE

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.



Roy Gardens, IG2

Approx. Gross Internal Area 1303 Sq Ft - 121.05 Sq M



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.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Date: 5/12/2025

