



## 48 Yoxley Drive, Newbury Park, Essex IG2 6PU

An immaculately presented and extended three-bedroom end of terrace family home, ideally positioned within a quiet residential turning in the heart of IG2. This superb property offers generous and well-balanced accommodation throughout, complemented by off-street parking to the front, pedestrian side access, and a versatile rear outbuilding ideal for a home office, gym or storage. Internally, the home has been meticulously maintained, providing a turnkey opportunity for buyers seeking space, comfort and quality. Conveniently located for a range of well-regarded local primary and secondary schools, as well as excellent transport links offering easy access to Central London and surrounding areas, this outstanding home is perfectly suited for families and commuters alike.

### ENTRANCE PORCH

UPVC double glazed leaded light style door with leaded light style fanlights and fixed sidelights, wall light point, wooden double doors with obscure glazed inserts leading to:

### ENTRANCE HALL

Wood strip flooring, stairs to first floor, double radiator, coved cornice, understairs storage cupboard, door to:

### CLOAKROOM

Low level wc, vanity unit with wash hand basin and mixer tap, tiled walls.

### FRONT RECEPTION 13'1 into bay x 12'2 (3.99m into bay x 3.71m)

Five light leaded light style double glazed bay with light leaded light style fanlights over, radiator, coved cornice, spotlights to ceiling, wood strip flooring.

### REAR RECEPTION 11'10 x 10'2 (3.61m x 3.10m)

Laminated vinyl flooring, spotlights to ceiling, coved cornice, vertical wall mounted radiator, open to:

### EXTENDED KITCHEN AREA 16'9 x 12'2 (5.11m x 3.71m)

Range of wall and base units, Quartz working surfaces, concealed lighting, cupboards and drawers, butler sink with mixer tap, eye level double oven, five burner induction hob with extractor fan over, recess for American style

fridge/freezer, integrated dishwasher, spotlights to ceiling, three skylight windows, two light double glazed window, double glazed double doors leading to rear garden, door to:

### UTILITY ROOM

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit, integrated dishwasher, plumbing for washing machine, cupboard housing Worcester boiler, tiled splashback, spotlights to ceiling.

### FIRST FLOOR LANDING

Access to boarded loft with skylight window, doors to:

### BEDROOM ONE 12'6 into bay x 9'10 (3.81m into bay x 3.00m)

Five light leaded light style double glazed bay with light leaded light style fanlights over, double radiator, fitted wardrobes, coved cornice, wood strip flooring, two wall light points.

### BEDROOM TWO 12'2 x 11'2 (3.71m x 3.40m)

Three light double glazed window with fanlights over, fitted wardrobes to one wall, laminated vinyl flooring, radiator, coved cornice.

### BEDROOM THREE 8'6 x 6'7 (2.59m x 2.01m)

Two light leaded light style double glazed window with light leaded light style fanlights over, wood strip flooring.

### BATHROOM 6'3 x 5'11 (1.91m x 1.80m)

Panel enclosed bath with mixer tap, further mixer tap with shower attachment, rainforest shower

head and side screen, vanity unit with wash hand basin and mixer tap, close coupled wc, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

### REAR GARDEN

Paved patio area, artificial lawn, pedestrian side access, outside tap, outside light.

### WORK SHOP/STUDIO 18'9 x 15'9 (5.72m x 4.80m)

One side used as a work shop with power and lighting, extractor fan. The second side also used as a work shop area with laminated flooring, spotlights to ceiling, vanity unit with wash hand basin and mixer tap.

### FRONT GARDEN

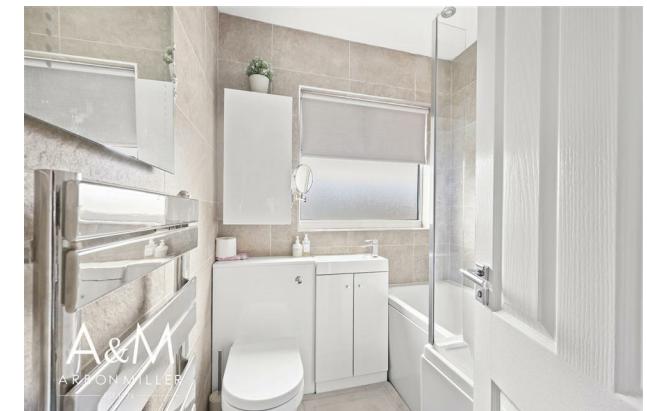
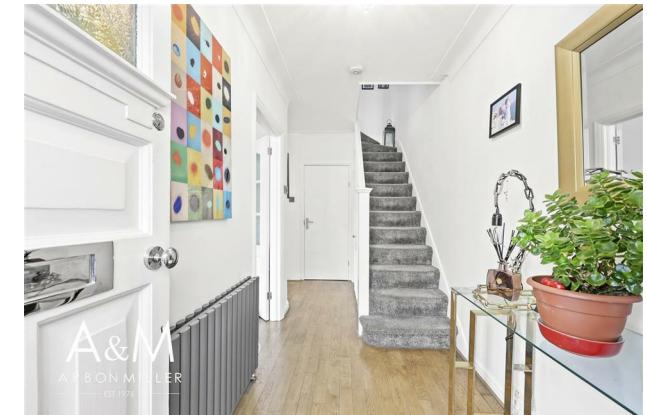
Paved front garden providing OFF STREET PARKING. Shared driveway.

### COUNCIL TAX

London Borough of Redbridge - Band D

### 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.



# Yoxley Drive, IG2

Approx. Gross Internal Area 1064 Sq Ft - 98.85 Sq M

Approx. Gross WorkShop/ Studio Area 305 Sq Ft - 28.33 Sq M

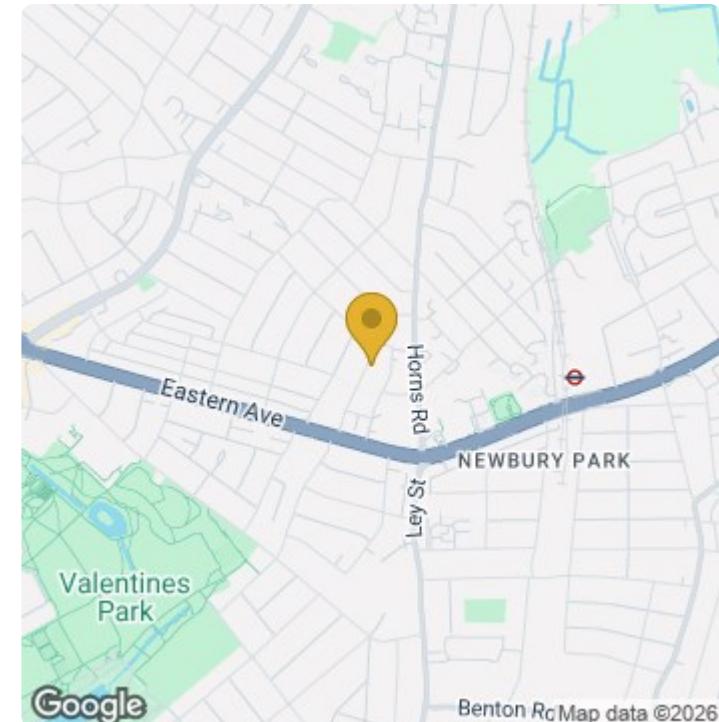


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

Date: 12/1/2026



Certified  
Property  
Measurer



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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