
A&M
ARBON MILLER
EST 1976
37 Leyswood Drive
Newbury Park, Essex IG2 7JH
Price guide £625,000

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PRICE GUIDE £625,000 - £650,000. A superb opportunity to acquire this beautifully extended four-bedroom semi-detached family home, occupying a generous corner plot and presented in immaculate condition throughout. Thoughtfully enlarged to provide bright, versatile and well-proportioned accommodation, the property is offered in true turn-key order — simply move in and enjoy. Its enviable corner-sited position lends an enhanced sense of space and a wider frontage, with excellent scope for families seeking both comfort and flexibility. The home is ideally placed for highly regarded schooling, falling within easy reach of Oaks Park High School and both William Torbitt and Newbury Park Primary Schools. Commuters are superbly served, with the Central line at Newbury Park and the Elizabeth line at nearby Seven Kings and Goodmayes offering swift links into the City, West End and Canary Wharf, complemented by fast road connections via the A12, A406 North Circular and M11. A wealth of shops, supermarkets and everyday amenities at Newbury Park and Gants Hill, together with green open spaces at Valentines Park and Fairlop Waters close by, complete an exceptional package. A rare combination of space, condition and location — early viewing is highly recommended.

ENTRANCE PORCH
Wooden entrance door with glazed inserts and fixed fanlight to side, tiled floor. Entrance door to:

ENTRANCE HALL
Stairs to first floor with glass balustrade, tiled floor, inset spotlights to ceiling, coved cornice, door to reception, door to kitchen/diner, further door to:

RECEPTION/BEDROOM 13'1 x 12'10 (3.99m x 3.91m)
Tiled floor, inset spotlights to ceiling, coved cornice, double radiator, double glazed door with fixed sidelights and fanlights over leading to rear garden. door to utility room.

UTILITY ROOM 6'11 x 6'7 (2.11m x 2.01m)
Wall and base units, stainless steel single drainer sink top unit, plumbing for washing machine, inset spotlights to ceiling, door to kitchen/diner, further door to:

SHOWER ROOM/WC
Fully tiled walls, tiled floor, shower unit with mier tap and shower attachment, close coupled wc, vanity unit with wash hand basin and mixer tap, obscure double glazed window with fanlight over, extractor fan.

KITCHEN/DINER 18'8 x 11'6 (5.69m x 3.51m)
Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with gas hob and extractor fan aboce, recess for fridge/freezer, stainless steel sink top with mixer tap, cupboard housing boiler, upright heated towel rail, inset spotlight to ceiling, coved cornice, double glazed window with fanlights over to rear, double glazed door to rear garden.

RECEPTION ROOM 23'4 x 13'5 (7.11m x 4.09m)
Two double glazed windows with fanlights over to front, tiled floor, double raditor, inset spotlights to ceiling, coved cornice, further double glazed window with fanlight over to flank.

FIRST FLOOR LANDING
Double glazed window with fanlight over, doors to:

BEDROOM ONE 13'1 x 10'10 (3.99m x 3.30m)
Two double glazed windows with fanlights over, built-in wardrobe cupboards to one wall with overhead storage, wood strip flooring, coved cornice, doubler radiator.

BEDROOM TWO 10'10 x 9'10 (3.30m x 3.00m)
Double glazed window with fanlight over, double radiator, wood strip flooring, coved cornice, built-in wardrobes to one wall with overhead storage.

BEDROOM THREE 9'6 x 7'10 (2.90m x 2.39m)
Double glazed window with fanlight over, double radiator, fitted cupboards to one wall incorporating desk area, wood strip flooring.

BATHROOM 8'6 x 7'7 (2.59m x 2.31m)
Panel enclosed corner bath with mixer tap, close coupled wc, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, inset spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

REAR GARDEN
Paved patio area with surrund balustrade, stepping stones leading to rear, paved pathways leading to rear, outside light, outside tap, mature shrubs and flower borders, door to garage/store room.

DETACHED GARAGE 5'9 x 7'7 (1.75m x 2.31m)
Up and over door, power and lighting, door to STORAGE ROOM 15'1 x 7'7. Accessed from Southdown Crescent.

FRONT GARDEN
Mature trees. Lawn Area.

COUNCIL TAX
London Borough of Redbridge - Band D

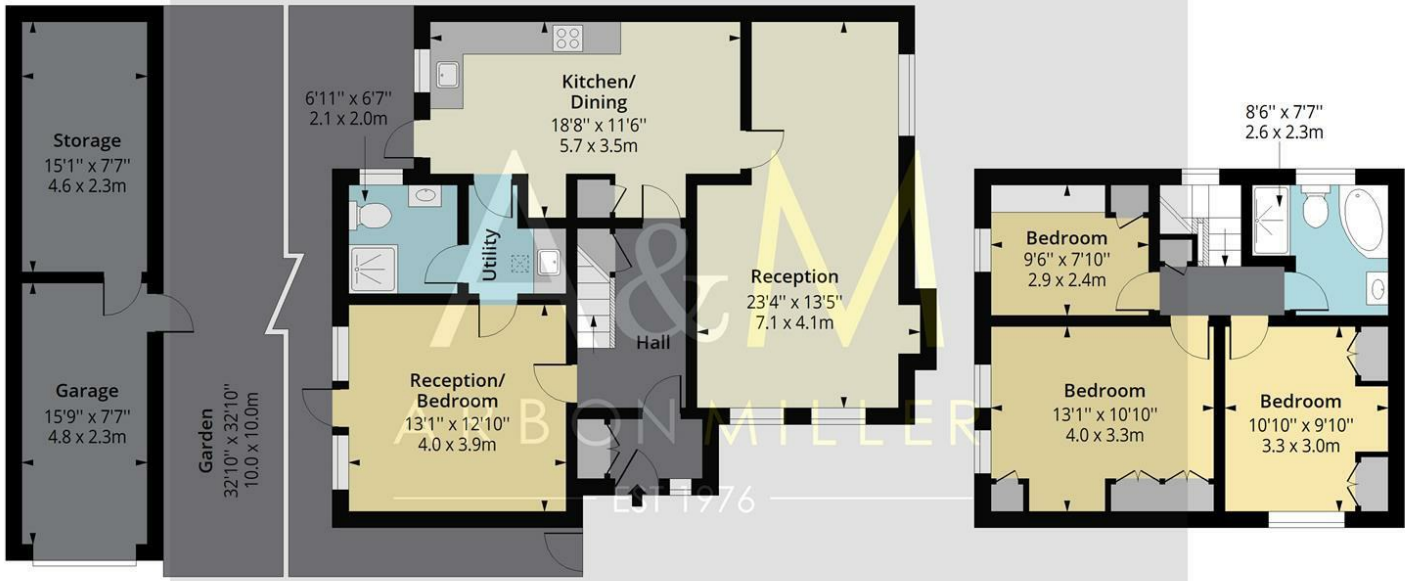
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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.





Leyswood Drive IG2

Approx. Gross Internal Area 1315 Sq Ft - 122.16 Sq M
Approx. Gross Garage/Storage Area 238 Sq Ft - 22.11 Sq M



Ground Floor

Floor Area 844 Sq Ft - 78.41 Sq M

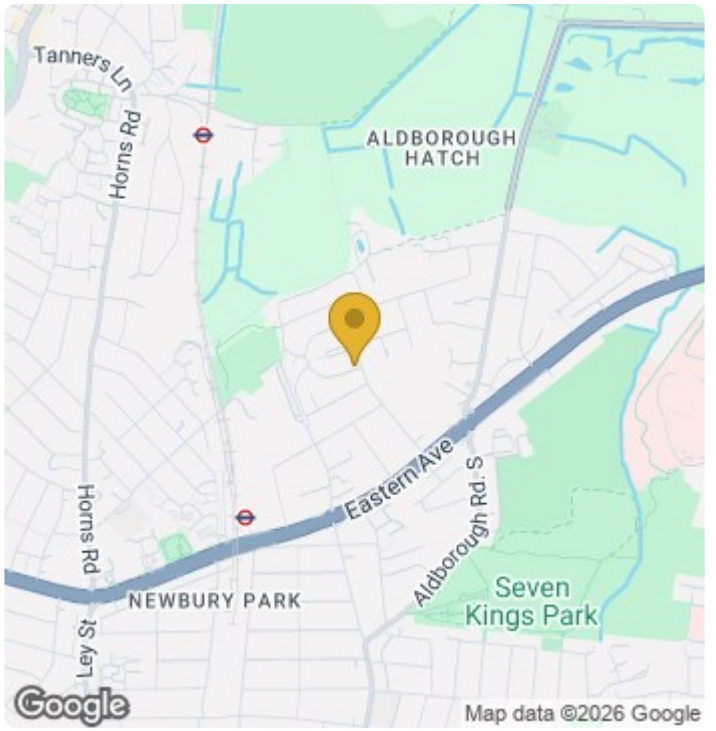
First Floor

Floor Area 471 Sq Ft - 43.76 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: 21/7/2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


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