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62 Springfield Drive
Newbury Park, Essex IG2 6QS
Price guide £450,000

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Price Guide £450,000 - £500,000 A three-bedroom mid-terrace house offered to the market CHAIN FREE, Springfield Drive presents an excellent opportunity for buyers looking to modernise and add value. The property is set in a popular residential location and benefits from good-sized accommodation with scope to refurbish to one's own taste. Ideally positioned for local shops and amenities, it is also within easy reach of well-regarded local schools and nearby Underground stations providing fast links into Central London. An ideal purchase for first-time buyers, families or investors seeking a project.

ENTRANCE HALL 12'5 x 6'10 max (3.78m x 2.08m max)

Wooden entrance door, tiled floor, radiator, dado rail, coved cornice, picture rail, stairs to first floor, understairs storage cupboard, doors to:

RECEPTION ONE 12'6 into bay x 11'9 (3.81m into bay x 3.58m)

Three light double glazed bay with fanlights over, double radiator, picture rail, coved cornice, wood strip flooring.

RECEPTION TWO 11'9 x 10'4 (3.58m x 3.15m)

Picture rail, radiator, laminated wood strip flooring, multi glazed wooden door with fixed sidelights and fanlights over leading to lean to.

KITCHEN 8'7 x 6'9 (2.62m x 2.06m)

Range of wall and base units, working surfaces, cupboards and drawers, sink top with mixer tap, four burner gas hob with extractor fan over, plumbing for washing machine, integrated fridge/freezer, built in oven with eye level microwave, cupboard housing boiler, wooden multi paned leading to:

LEAN TO 17' x 4'5 (5.18m x 1.35m)

Various windows, wooden glazed door leading to rear garden.

FIRST FLOOR LANDING

Access to loft, picture rail, doors to:

BEDROOM ONE 12'6 into bay x 11'9 (3.81m into bay x 3.58m)

Three light double glazed bay with fanlights over, radiator, spotlights to ceiling, picture rail.

BEDROOM TWO 11'9 x 11'4 (3.58m x 3.45m)

Fitted wardrobes to one wall, three light double glazed window, radiator, picture rail.

BEDROOM THREE 8'5 x 6'5 to extremes (2.57m x 1.96m to extremes)

Two light double glazed window with fanlights over, radiator.

BATHROOM 6'2 x 6' (1.88m x 1.83m)

Panel enclosed Jacuzzi style bath with mixer tap, shower attachment, rainforest shower head and glazed shower screen, vanity unit with wash hand basin and mixer tap, floating concealed wc, tiled

walls, tiled floor, extractor fan, two light obscure double glazed window.

REAR GARDEN

Mainly laid to lawn, paved pathway.

FRONT GARDEN

Laid to lawn.

COUNCIL TAX

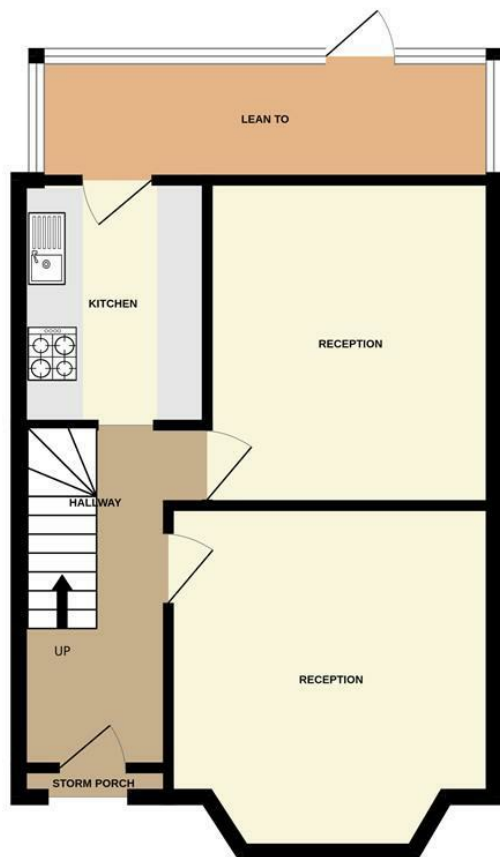
London Borough of Redbridge - Band D

AGENTS NOTE

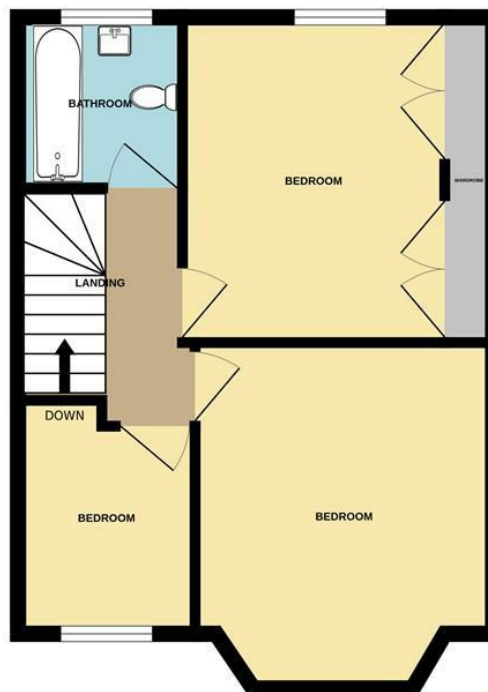
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services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



GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.

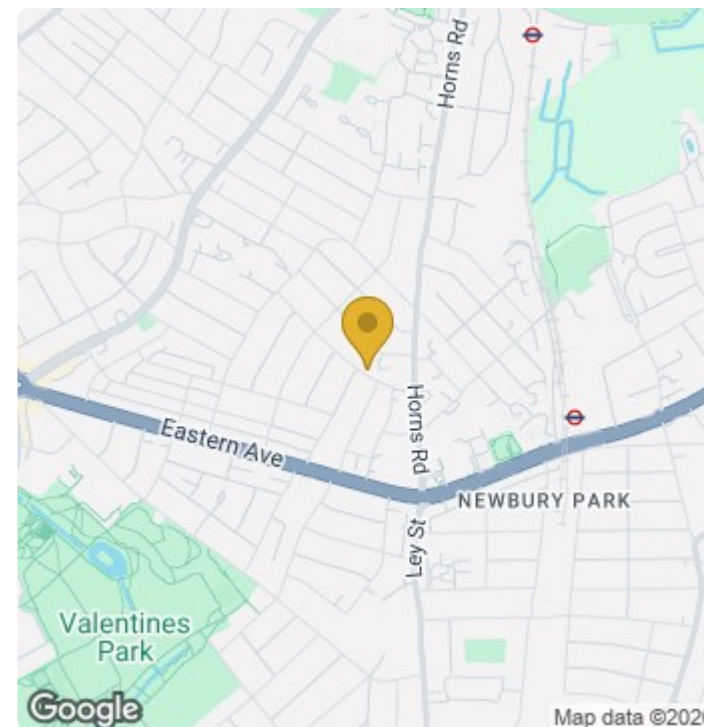


1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 