



29 Spearpoint Gardens, Newbury Park, Essex IG2 7SX

*** Guide Price £575,000 - £600,000 *** Chain Free *** Arbon & Miller are delighted to offer this extended four bedroom two bathroom mid terrace family home situated in this popular residential turning immediately off Eastern Avenue within 1/4 of a mile of local shopping facilities and bus services and within one mile of Newbury Park central line station which offers direct access to Stratford within approx 20mins and Liverpool Street within approx 30mins. The ground floor accommodates spacious through lounge, kitchen Dining Room and Shower/wc. The first floor boasts 3 good sized bedrooms and family bathroom. The second floor offers large bedroom and storage. The property also benefits from large rear garden with a rear extension. Call now to carry out an internal inspection.

ENTRANCE HALL 12'9 x 8'4 to extremes (3.89m x 2.54m to extremes)

UPVC leaded light style obscure double doors, dado rail, picture rail, storage cupboard, coved cornice, wood strip flooring, stairs to first floor, understairs storage cupboard, doors to:

THROUGH LOUNGE 26'4 into bay x 12'9 to extremes (8.03m into bay x 3.89m to extremes)

Five light leaded light style double glazed bay with leaded light style fanlights over, wood strip flooring, feature fireplace with gas fire (not tested), dado rail, picture rail, two double radiators, coved cornice, wooden glazed double doors leading to:

DINING ROOM EXTENSION 11' x 10'8 (3.35m x 3.25m)

Wood strip flooring, two radiators, spotlights to ceiling, picture rail, ceiling fan, high and low level storage to one wall, UPVC double glazed double doors with fixed sidelights and fanlights over, wood strip flooring, door to:

KITCHEN 10'1 x 7'9 (3.07m x 2.36m)

Range of wall and base units, working surfaces, cupboards and drawers, five burner gas hob with extractor fan over, integrated fridge, one and half bowl stainless steel sink top unit with mixer tap, eye level double oven, plumbing for washing machine, Worcester wall mounted combi boiler, spotlights to ceiling, tiled splashbacks, open to:

INNER HALL

Fitted storage units, plumbing for washing machine, recess for fridge/freezer. Door to:

SHOWER ROOM 9'8 x 2'5 (2.95m x 0.74m)

Shower cubicle with glazed screen and electric power shower, part tiled walls, wash hand basin, low level wc, spotlights to ceiling, extractor fan.

FIRST FLOOR LANDING

Dado rail, stairs to loft room, doors to:

BEDROOM ONE 14'3 into bay x 11'8 (4.34m into bay x 3.56m)

Five light leaded light style double glazed bay with leaded light style fanlights over, fitted wardrobes to one wall, matching dressing units, double radiator, dado rail, picture rail, wood strip flooring, coved cornice.

BEDROOM TWO 12'2 x 10'8 into wardrobe recess (3.71m x 3.25m into wardrobe recess)

Three light double glazed window with fanlights over, radiator, fitted wardrobes to one wall, dado rail, picture rail, wood strip flooring.

BEDROOM THREE 8'6 x 7'6 to extremes (2.59m x 2.29m to extremes)

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

BATHROOM 8'4 x 8' (2.54m x 2.44m)

Panel enclosed bath with mixer tap, shower attachment, additional mixer tap with overhead shower, low level wc, heated towel rail, double radiator, pedestal wash hand basin, tiled walls, extractor fan, spotlights to ceiling, speakers (not tested), three light obscure double glazed window with fanlights over.

SECOND FLOOR LANDING

BEDROOM FOUR/LOFT ROOM 13'6 x 10'7 (4.11m x 3.23m)

Two Velux double glazed windows, double radiator, two wall light points, wood strip flooring, spotlights to ceiling, fitted wardrobes to one wall, eaves storage.

REAR GARDEN

Paved patio area, outside light, outside tap, remainder laid to lawn, mature tree and shrub borders, stepping stones leading to timber summerhouse.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING for two vehicles.

COUNCIL TAX

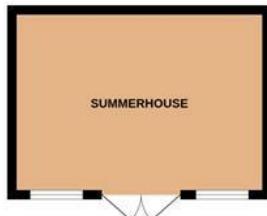
London Borough of Redbridge - Band D

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.



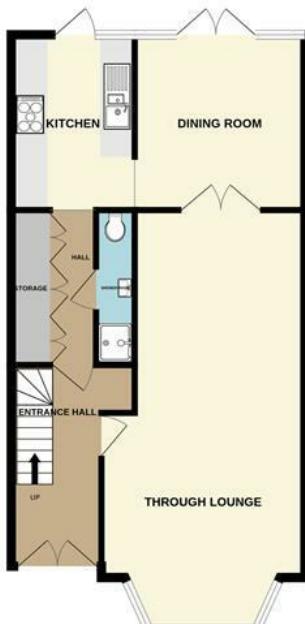
GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

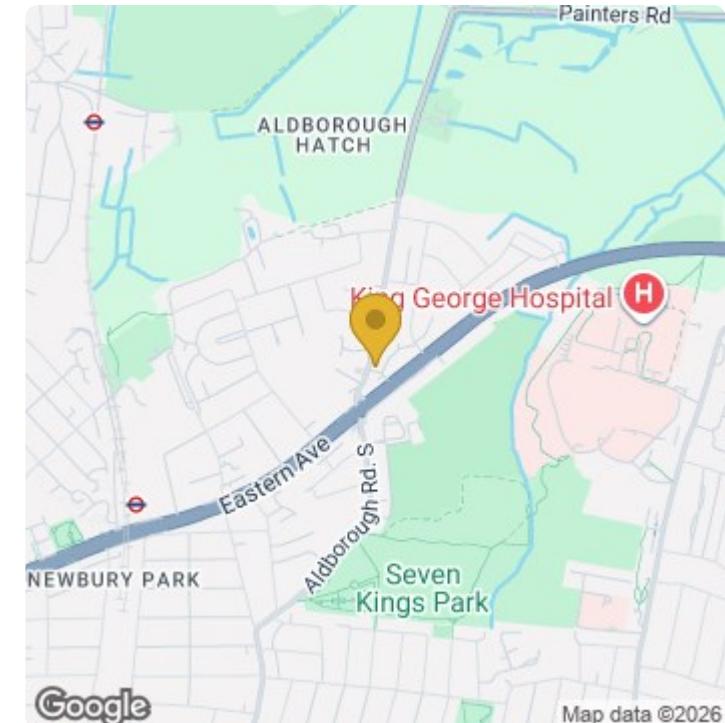


2ND FLOOR
281 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 1566 sq.ft. (145.5 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		
(69-80) C		
(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	



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