



Redbridge
Lamp Faulty
£ 020 8564 5000
29
Aldborough Road North
IG2



Spearpoint Gardens, Ilford, IG2 7SZ

Offers In Excess Of £400,000



****CASH BUYERS ONLY. 3 BEDROOM END OF TERRACE WITH LOFT CONVERSION IN NEWBURY PARK ****

***SELLER IS LOOKING FOR CASH BUYERS ***

OC Homes is delighted to offer to the sales market this three-bedroom end-of-terrace house, which is situated in a sought-after location on Spearpoint Gardens, off Aldborough Road North in Newbury Park. The property is an original three-bedroom end-of terrace with the loft converted to offer a loft room which is currently used as a fourth bedroom.

The accommodation comprises; Ground Floor - entrance hallway, reception room, kitchen, dining room, ground floor w/c and a paved rear garden with garage to the side. The first floor has three bedrooms, a four-piece bathroom, with stairs leading up to the loft room. Externally there is an 80ft south east facing rear garden and a front garden with access to side return.

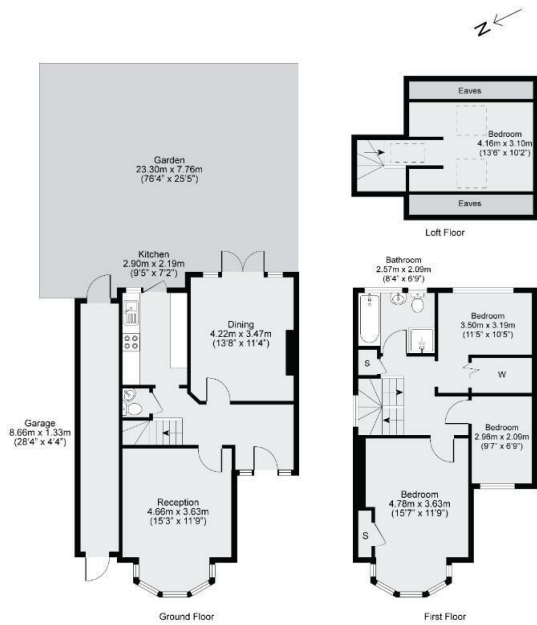
Situated off Aldborough Road North, the property is within walking distance to Newbury Park Underground Station (allowing easy access to Stratford and The City of London). There are a number of local amenities within walking distance including a choice of bars, restaurants, and shops as well as some excellent local schools and a number of local green spaces, including the popular Fairlop Waters Country Park. To arrange a viewing please call the OC Homes Sales team.

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- CASH BUYERS ONLY!
- END OF TERRACE
- CLOSE TO NEWBURY PARK TUBE
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME
- THREE BEDROOM WITH LOFT CONVERSION





SOLO AGENT APPROVED For a complete floor plan, please contact us. TOTAL STORAGE SPACE: 4.0sqm / 43.1sqft. EXTERNAL STRUCTURAL HEIGHT: 2.0m. RESTRICTED HEAD HEIGHT: 0.0sqm / 0.0sqft.

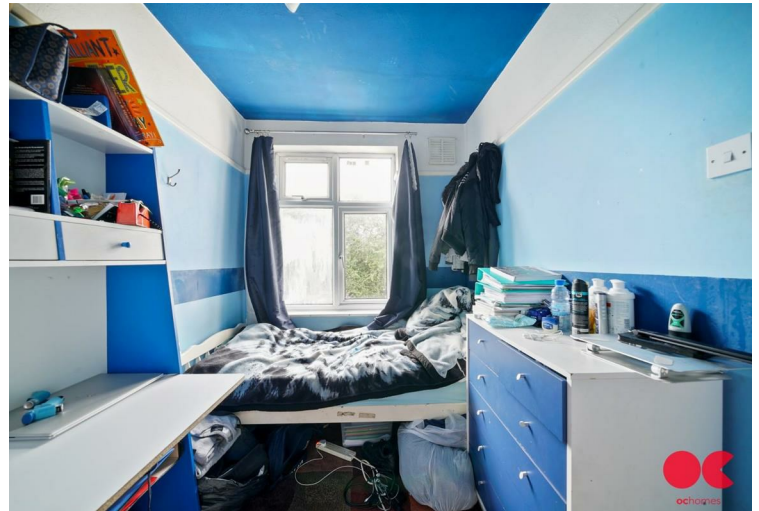
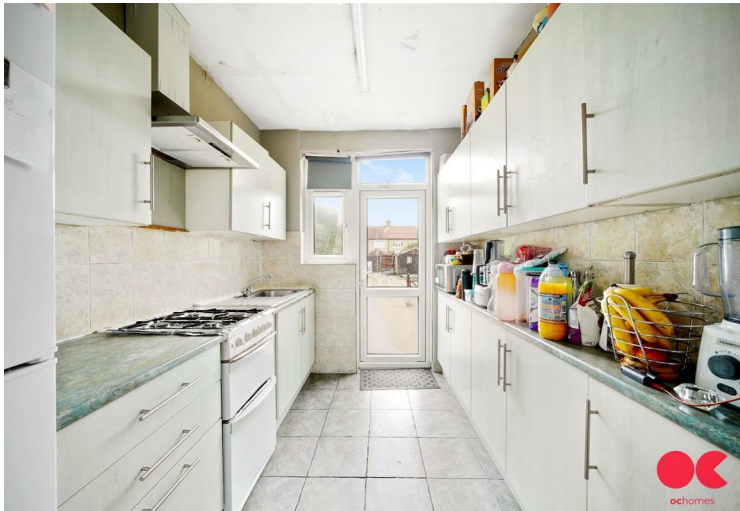


Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	52
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

