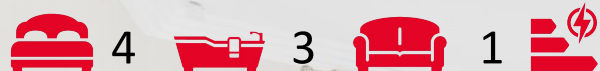




## Cranley Drive, Newbury Park, IG2 6AJ

### Offers In Excess Of £725,000



**\*\* STUNNING FAMILY HOME WITH DRIVEWAY AND SELF CONTAINED ANNEXE, LOCATED IN A PRIME LOCATION, WITHIN WALKING DISTANCE TO NEWBURY PARK TUBE STATION \*\***

OC Homes is delighted to present to the sales market, this superbly presented, larger than average family home in Newbury Park. This terraced home is beautifully presented throughout and is well designed with spacious rooms, a very large rear extension, and lots of natural light. The property has had no expense spared as the owners took the whole house back to brick when renovating and have decorated tastefully with marble flooring in the living room, Wilton wool carpets on the stairs and high quality fittings throughout.

Accommodation comprises; Ground Floor: entrance hallway, a bright and spacious reception room, ground floor shower room, dining room with open plan fitted kitchen, second reception room, which leads onto a well-presented garden that benefits from a great size, well insulated self contained annexe used as bedroom with en-suite shower room. The first floor comprises three bedrooms, a three-piece bathroom suite with stairs up to the converted loft on second floor which has been passed by building regulations to use as a bedroom.

This is a fantastic opportunity to acquire a spacious family home in a highly sought-after location. Situated in Newbury Park, this property benefits from excellent transport links being a 14 min walk to Newbury Park Tube Station (Central Line), providing quick connections to central London. The home is also within the catchment area of outstanding local schools, making it ideal for families. A variety of local amenities, including shops, restaurants, and parks, are within easy reach, ensuring convenience at your doorstep. To arrange a viewing, please call the OC Homes sales team.

- STUNNING 4 BEDROOM HOUSE
- HUGELY EXTENDED TO THE REAR
- FULLY SIGNED OFF LOFT CONVERSION
- OFF STREET PARKING
- LARGE OUTHOUSE/STUDIO
- WALKING DISTANCE TO NEWBURY PARK TUBE
- FINISHED TO EXACTING STANDARDS
- IDEAL FAMILY HOME
- SOUGHT AFTER LOCATION

### Viewing

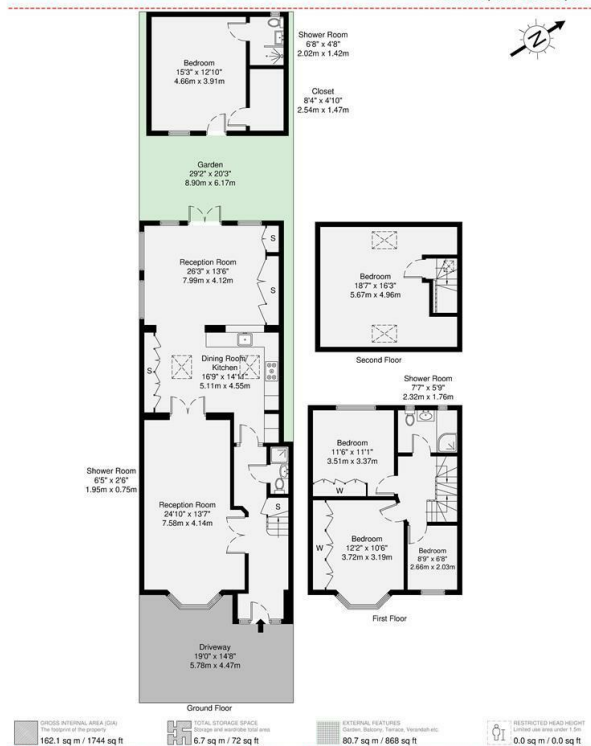
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





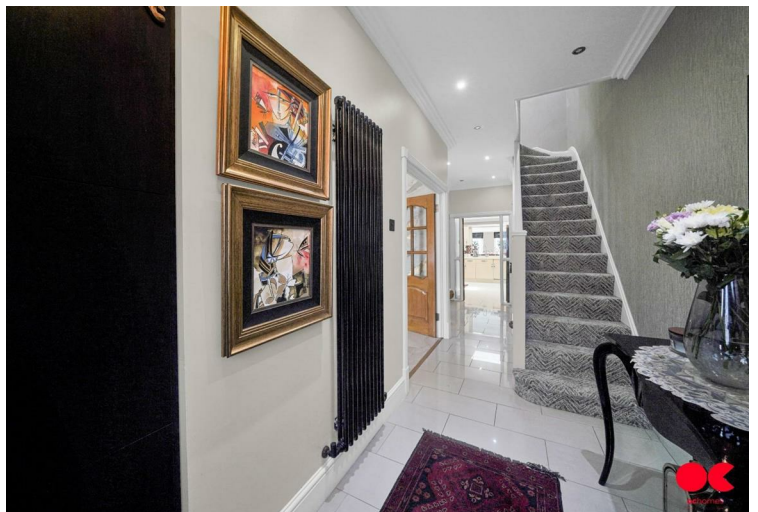
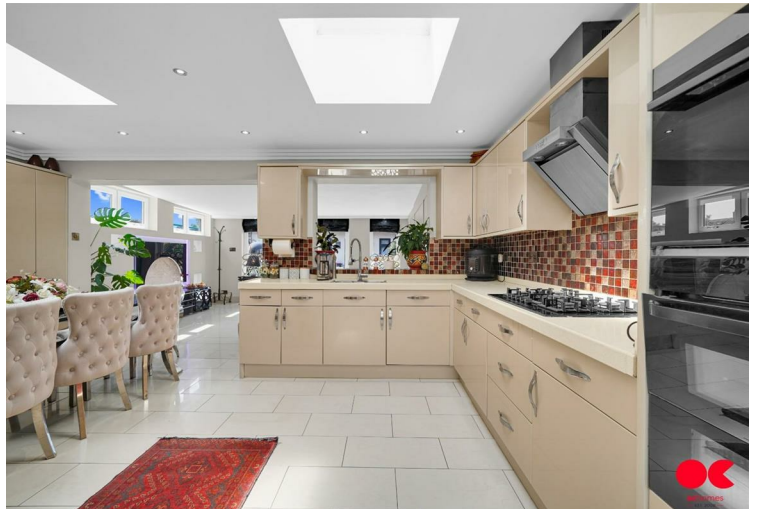
Cranley Drive, IG2

GROSS INTERNAL AREA  
162.1 sq m / 1744 sq ft  
SUBBUILDING  
25.6 sq m / 275 sq ft



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

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.



320 High Road Leyton, Leyton, London, E10 5PW  
t. 02085561212 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk