

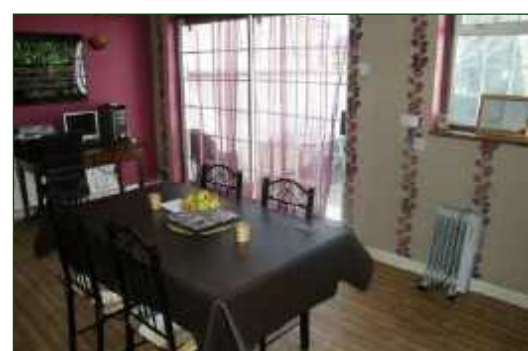


Eastern Avenue, Newbury Park, IG2 7RX

Guide price £350,000

*** Guide Price £350,000 - £375,000 *** Sandra Davidson are pleased to present this three bedroom semi detached house situated within walking distance to Newbury Park underground station. The property features three receptions, fitted kitchen, attached garage, own driveway, as well as off street parking and has further potential for extension subject to planning permission. The property can only be appreciated by an internal inspection and comprises:-

- Three Bedrooms
- Three Reception Rooms
- Detached Garage
- 100' Rear Garden
- Gas Central Heating
- Off Street Parking
- Potential to extend STPC
- Gas Central Heating
- Walking Distance to Central Line





ENTRANCE

Fully enclosed storm porch leading to partly glazed door to entrance hall with vinyl flooring, understairs storage cupboard, two opaque windows, carpeted stairs to first floor, door to:-

RECEPTION ONE 4.243m x 3.671m (13'11" x 12'0")

Bay window to front, wall light points, ceiling fan light, gas fire place, laminate wood flooring, radiator.

RECEPTION TWO 3.973m x 3.337m (13'0" x 10'11")

Wall light points, ceiling rose, laminate wood flooring,

EXTENSION 3.671m x 2.391m (12'0" x 7'10")

Door to garage, casement window and patio doors to rear, vinyl flooring, wall lights, sliding doors to reception two, arch way leading to:-

KITCHEN 3.577m x 2.391m (11'9" x 7'10")

Fitted wall and base units, work surface, one and a half bowl single drainer sink unit with mixer taps, tiled splash back, vinyl flooring, space for slide-in oven with extractor fan, plumbing for dishwasher and washing machine, casement window.

LANDING

Fitted carpet, casement window to flank, built-in cupboard, door to:-

BEDROOM ONE 4.158m x 3.658m (13'8" x 12'0")

Bay window to front with radiator under, fitted carpet.

BEDROOM TWO 3.958m x 3.353m (13'0" x 11'0")

Casement window to rear with radiator under, picture rail, original floor boards.

BEDROOM THREE 2.475m x 2.421m (8'1" x 7'11")

Casement window to rear with radiator under, picture rail, built-in cupboards housing boiler, fitted carpet.

BATHROOM

White suite comprising corner bath, pedestal wash hand basin, fully tiled walls, access to loft space, opaque window to front, heated towel rail.

SEPARATE W.C

Low level w.c, partly tiled walls, opaque window to rear.

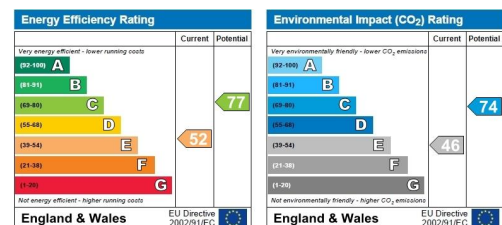
EXTERIOR

The rear garden is approximately 100' with paved patio and steps down to lawn area with flower and shrub borders,

To the front of the property there is off street parking for two/three cars.

GARAGE 6.407m x 3.284m (21'0" x 10'9")

Up and over door, power and lighting, laminate wood flooring, radiator, door and casement window to rear.





Total area: approx. 84.1 sq. metres (904.8 sq. feet)

This plan is for illustration purposes only and may not be representative of the property
Plan created by Sandra Davidson Estate Agents

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