



 4  
Bedrooms

 3  
Bathrooms



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This charming four bedroom terraced house nestled in the desirable neighborhood of Newbury Park, Ilford. With its modern design and spacious interior, this property offers a comfortable and stylish family living experience.

As you enter the house, you are greeted by a welcoming hallway that leads you into the heart of the home. The ground floor features a generously sized living room, perfect for entertaining guests or relaxing with your loved ones. Large windows allow ample natural light to flood the space, creating a bright and airy atmosphere.

Adjacent to the living room is a well appointed kitchen, with plenty of storage space for all your culinary needs. The dining area, conveniently located within the kitchen, provides an ideal setting for family meals and hosting gatherings. Not forgetting the ground floor shower room for easy of access.

Moving upstairs, you will find four bedrooms of which three are doubles, each room offers a peaceful retreat for rest and relaxation. The main bedroom, in the loft, boasts an en-suite shower room, adding a touch of luxury and privacy. The remaining three bedrooms share a well-appointed family shower room, ensuring convenience for all residents.

This terraced house also benefits from a private garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden provides an excellent space for children to play or for hosting summer barbecues with friends and family.

## Description

**Porch: 6'3" x 3'3" ft (1.944m x 1.029m):** Via sliding double glazed door. Power point. Light switch. Ceramic tiled flooring. Door to hallway

**Hallway: 14'4" x 5'4" ft (4.394m x 1.661m):** Via double glazed door. Power point. Wall mounted lights. Understairs storage housing meters. carpet flooring. Stairs to first and second floor landing. Door to lounge and kitchen.

**Lounge: 26'8" x 13'6" > 11'7" ft (8.170m x 4.163m > 3.569m):** Double glazed bay window to front. Power points. Sliding double glazed doors to dining area. Carpet flooring

**Kitchen / Diner: 21'9" x 6'3" < 14'9" ft (6.684m x 1.944m < 4.556m):** A range of base and wall units. Intergrated oven and grill. Fitted gas hob with extractor over. Under cabinet lighting. Plumbing for washing machine and dishwasher. Power points. A range of ceiling lights. Ceramic filed flooring. Door to ground floor Shower room. Door to rear garden.

**Ground Floor Shower Room: 10'2" x 2'6" ft (3.120m x 0.806m):** Obscured window to rear. Shower enclosure with 2 way shower system. Wall mounted wash hand basin. Internal door to low level W.C. Ceramic tiled flooring.

**Landing: 9'1" x 7'8" ft (2.766m x 2.386m):** Access to floor accomodation. Power Points. Spot lights to ceiling. Carpet flooring. Stairs to second floor accommodation.

**Bedroom One: 12'9" x 10'4" ft (3.938 (into bay) x 3.185m (to wardrobe)):** Double glazed bay window to front. Power Points. Laminate flooring. Fitted wardrobes to wall.

**Bedroom Two: 12'1" x 9'5" ft (3.663m x 2.903m to wardrobe):** Double glazed window to rear. fitted wardrobes. Power Points. Laminate flooring.

**Bedroom Three: 7'3" x 6'2" (2.231m x 1.896m):** Double glazed window to front. Laminate Flooring. Wall mounted storage at high level.

**First Floor Shower Room: 7'1" x 4'7" (2.166m x 1.459m):** Obscure window to rear. Shower enclosure. 2 shower systems; one of which is electric while the other is a 2-way system. Washaler. hand basin with vanity. Wall mounted extractor. Ceramic tiled walls and flooring.

**First Floor WC: 7'1" x 2'3" (0.729 x 2.166m):** Obscure window to rear, low level W.C. Wall mounted extractor.Ceramic tiled flooring.

**Second Floor Landing:** Velux window sky light. Power point Laminate flooring. Door to shower room and door to main bedroom (bedroom 4).

**Shower Room: 6'1" x 6'1" (1.843m x 1.843m):** Obscure window to rear. Shower encloser. 2-way shower mixer. A range of wall and base units. Hand wash basin with mixer tap. Low level W.C. Ceiling mounted extractor. Ceramic tiled walls and flooring

**Bedroom Four (Main): 16'2" x 14'1" (4.948m x 4.298m):** Double glazed window to rear. Two velux windows to front. Boiler cupboard housing wall mounted boiler and megaflo hot water tank. Power Points. Laminate flooring

**Rear Garden: 41' x 20ft (12.669m x 6.160m) approx:** Concrete slab paved area. Lawn area to center. Shrubs and boarders to sides. Brick built shed at rear with power and lighting. Outside tap. Brick built barbeque area

**Front Garden:** Parking for 2 vehicles. Outside tap. Shrub and boarder to one side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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