

PAYNE & Co



Bawdsey Avenue, Newbury Park

Guide Price £625,000 - £650,000

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Payne & Co are pleased to offer this four-bedroom semi-detached house in Newbury Park, ideal for families or first-time buyers seeking well-arranged accommodation with practical features. The ground floor includes two reception rooms: a separate front reception with bay window, and an open-plan living area leading into the kitchen/diner. The kitchen enjoys excellent natural light, space for dining and a lounge area, and direct access to the rear garden. A ground floor shower room adds everyday convenience.

On the first floor, there are three bedrooms and a family bathroom. The fourth bedroom occupies the second floor and benefits from a separate WC. Externally, the property offers off-street parking, side access, and a versatile outbuilding comprising a conservatory, reception room, kitchen and wet room—ideal for extended family, guests or flexible use.

The home is well located for sought-after local schools, with a range of primary and secondary options nearby. Green spaces including Seven Kings Park and Valentines Park provide playgrounds, sports facilities and walking routes.

Transport links are excellent, with Gants Hill and Newbury Park Underground stations (Central line) typically 5–10 minutes away by bus or car, offering services to Stratford in around 15 minutes and central London in approximately 25–30 minutes. Ilford station on the Elizabeth line further enhances access to Liverpool Street, the West End and beyond. Local high streets provide shops, cafés and everyday amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four-bedroom semi-detached family home
- Two generous reception rooms
- Bright open-plan kitchen diner
- Ground floor shower room
- Loft bedroom with own WC
- Outbuilding with kitchen and wet room
- Off-street parking and side access



## Ground Floor

### Hallway

### Reception

10' 10" x 12' 6" (3.30m x 3.81m)

### Kitchen/Diner/Lounge

30' 5" x 17' 7" (9.27m x 5.36m)

### Ground Floor Shower/Wc

### First Floor Landing

### Bedroom One

10' 11" x 11' 5" (3.33m x 3.48m)

### Bedroom Two

13' 2" x 10' 5" (4.01m x 3.17m)

### Bedroom Three

8' 0" x 7' 4" (2.44m x 2.24m)

### Bathroom

### Second Floor

### Bedroom Four

14' 10" x 9' 4" (4.52m x 2.85m)

### Wc

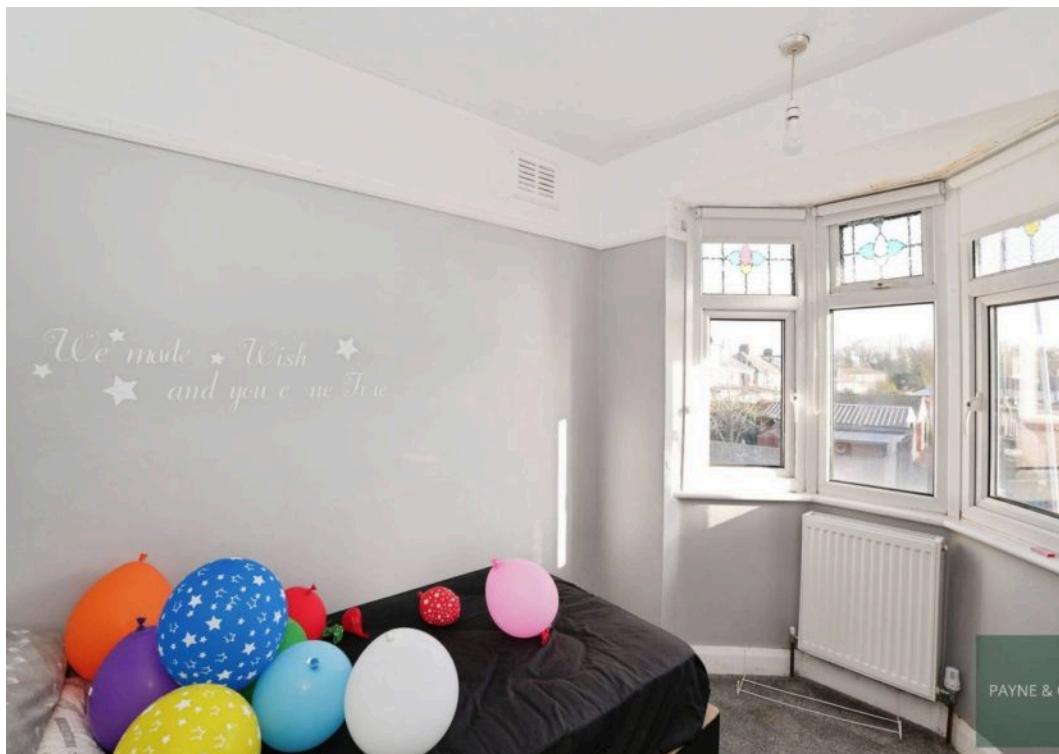
### Outbuilding

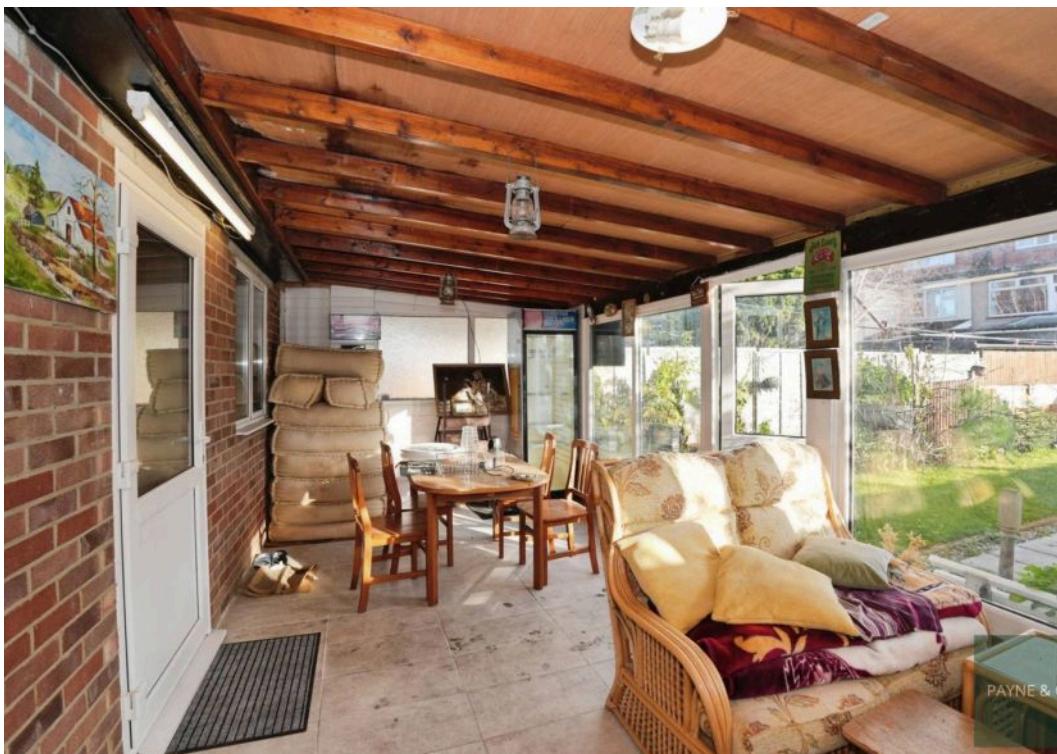
15' 7" x 17' 4" (4.75m x 5.28m)

Enclosed conservatory, with reception room, kitchen area and wet room.





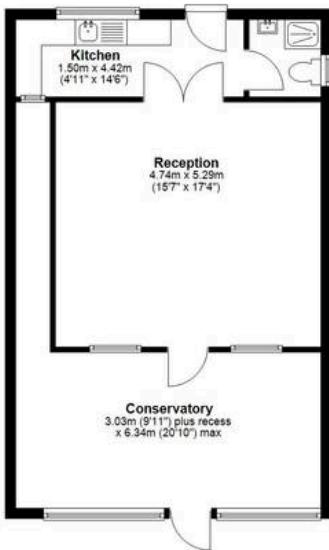




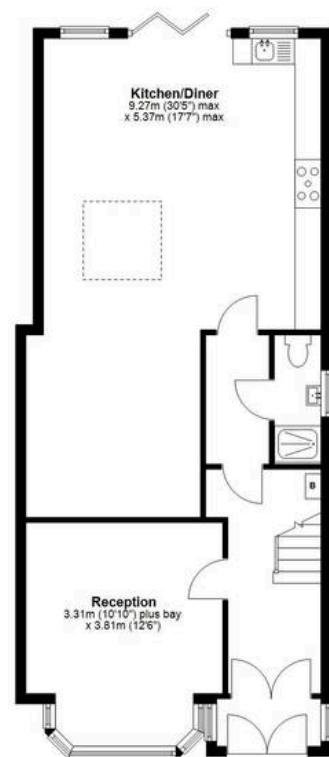


### Ground Floor

Approx. 132.4 sq. metres (1425.2 sq. feet)

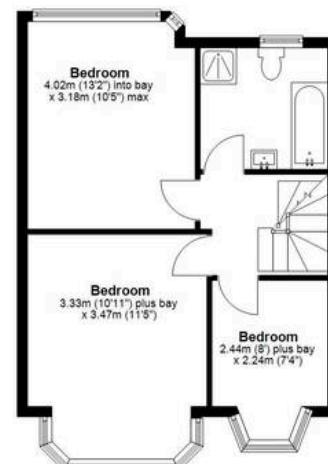


Kitchen/Diner  
9.27m (30'5") max  
x 5.37m (17'7") max



### First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



### Second Floor

Approx. 18.5 sq. metres (199.0 sq. feet)



Total area: approx. 195.9 sq. metres (2109.1 sq. feet)

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 guarantees as to their operability or efficiency can be given.

Plan produced using PlanUp

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Payne & Co, 151 Cranbrook Road - IG1 4TA

020 8518 3000 • [ilford@payneandco.co.uk](mailto:ilford@payneandco.co.uk) • [payneandco.co.uk](http://payneandco.co.uk)

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