Oaks Lane, Ilford, IG2

BUTLER & STAG

**A truly stunning semi-detached four bedroom chalet style bungalow located in a peaceful and quiet setting in the heart of Newbury Park offering versatile accommodation.**

**Tucked away from the crowds but within strolling distance of a numerous range of excellent shops, restaurants, bars, Newbury Park central line station with direct services to central London and major road links.**

# Freehold

- Four Bedroom Chalet Style Bungalow
- 2379 sq ft
- Stunning Garden Room
- Off-Street Parking For Three Vehicles
- Open Plan Lounge/Kitchen/Diner
- Two Bathrooms
- South Facing Rear Garden
- Easy Access To Newbury Park Central Line Station

Having been comprehensively remodelled and modernised by the current vendors within recent years, this stunning semi-detached bungalow is offered in immaculate order and of particular note boasts an enhanced living space to the rear with a huge 726 sq foot lounge/kitchen/diner. The ground floor also comprises two good sized double bedrooms followed by a family bathroom.

The first floor level holds a spacious master bedroom with en-suite, fitted wardrobes along side an abundance of eves storage. Another double bedroom also resides on this floor with the option of further side dormer extensions (STPP).

Externally, the south facing rear garden is mainly laid to lawn with mature boarding whilst extending to 55ft in length. Arguably the gem in the crown is the huge garden room with shower & w/c spanning 570 sq ft which offers a multi purpose of usable options such as a home office, gym or games room.

## Oaks Lane, IG2

Approx. Gross Internal Area 2379 Sq Ft - 221.01 Sq M (Including Garden Room)
Approx. Gross Internal Area 1805 Sq Ft - 167.68 Sq M (Excluding Garden Room)

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**Ground Floor**
Floor Area 1251 Sq Ft - 116.22 Sq M

**First Floor**
Floor Area 554 Sq Ft - 51.47 Sq M

Floor plan is f Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation f illustrative pur illustrative purposes only.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.


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