



Sandra Davidson Estate Agents are pleased to present this double fronted, well maintained middle terraced house which have been extended to rear. The property is situated within walking distance of Goodmayes Station (Crossrail - TFL Rail - Zone 4). The property benefits from being close to local amenities such as schools, shops and public transport giving further access to Ilford Town Centre. The accommodation comprises: seven bedrooms (one with en-suite), through lounge, additional conservatory, spacious kitchen/diner, ground floor bathroom room, first floor family bathroom and second shower room. The property also benefits from gas central heating, double glazing, off street parking, brick built outbuilding housing a swimming pool and an additional accommodation in the basement. CHAIN FREE

*** ADDITIONAL PHOTOS ONLINE***



ENTRANCE

Via double glazed porch.

HALLWAY

Under stairs storage and meter cupboard.

RECEPTION ONE 8.08m x 3.41m (26'6" x 11'2")

Double glazed bay window to front. Coved cornice. Featured fireplace. Tiled flooring. Radiator. Further door to:-

BATHROOM 2.68m x 2.04m (8'10" x 6'8")

Suite comprising: Jacuzzi panelled bath, wash hand basin and low flush w.c. Fully tiled. Double glazed window to rear. Heated towel rail.

RECEPTION TWO 7.11m x 3.12m (23'4" x 10'3")

Double glazed window to front. Coved cornice. Wood style laminated flooring. Radiator.

KITCHEN 5.80m x 2.68m (19'0" x 8'10")

Range of fitted base and wall units. Gas Range cooker with built in double oven. Canopy style extractor fan above. Double bowl drainer sink unit. Built in washing machine and dishwasher. Double glazed window to rear. Radiator.

CONSERVATORY 8.22m x 2.91m (27'0" x 9'7")

Double glazed window and door to rear. Tiled flooring. Power points. Radiator.

STAIRS TO FIRST FLOOR**BEDROOM ONE 4.95m x 3.59m (16'3" x 11'9")**

Double glazed window to front. Fitted wardrobes. Wood style laminated flooring. Radiator.

BEDROOM TWO 4.52m x 3.46m (14'10" x 11'4")

Double glazed bay window to front. Fitted wardrobes. Wood style laminated flooring. Radiator.

BEDROOM THREE 3.38m x 3.08m (11'1" x 10'1")

Double glazed window to rear. Fitted wardrobes. Wood style laminated flooring. Radiator.

BEDROOM FOUR 2.97m x 2.71m (9'9" x 8'11")

Double glazed window to rear. Wood style laminated flooring. Radiator. Further door to:-

SHOWER ROOM

Suite comprising: shower cubicle, wash hand basin and low flush w.c. Fully tiled. Double glazed window to rear. Radiator.

BEDROOM FIVE 3.38m x 1.93m (11'1" x 6'4")

Double glazed window to rear. Fitted wardrobes. Wood style laminated flooring. Wall mounted boiler (untested). Radiator.

BATHROOM 2.39m x 1.40m (7'10" x 4'7")

Suite comprising: panelled bath, wash hand basin and low flush w.c. Fully tiled. Heated towel rail.

STAIRS TO SECOND FLOOR**BEDROOM SIX 5.15m x 2.72m (16'11" x 8'11")**

Double glazed window to rear. Velux style window to front. Wood style laminated flooring. Radiator.

BEDROOM SEVEN 5.18m x 2.74m (17'0" x 9'0")

Double glazed window to rear. Velux style window to front. Wood style laminated flooring. Radiator.

SHOWER ROOM

Suite comprising: shower cubicle, wash hand basin and low flush w.c. Fully tiled. Double glazed window to front. Heated towel rail.

EXTERIOR

The front garden is paved providing off street parking and giving further access to lower ground basement. The rear garden is approximately 33' (10.05m) In depth which is mainly paved. Brick built outbuilding with swimming pool facility.

BASEMENT ROOM ONE 3.49m x 2.85m (11'5" x 9'4")

Wood style laminated flooring. Radiator.

BASEMENT ROOM TWO 2.84m x 1.80m (9'4" x 5'11")

Wood style laminated flooring. Radiator.

BASEMENT KITCHEN 5.74m x 2.80m (18'10" x 9'2")

Range of wall and base units. Plumbing for gas cooker and washing machine. Single bowl drainer sink unit.

BASEMENT BATHROOM 2.70m x 2.05m (8'10" x 6'9")

Suite comprising: panelled bathroom, wash hand basin and low flush w.c.

AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.









